

January 24, 2012
Scotland, PA 17254
Public Hearing (#1)

The Greene Township Board of Supervisors held the first of three (3) Public Hearings on Tuesday, January 24, 2012, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The first Public Hearing was held to gain public input regarding a Conditional Use Permit request submitted by Norman and Barbara Lauffer to replace an existing mobile home in a flood hazard district.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Travis L. Brookens

Daniel Bachman
Gregory Lambert
Diann Weller
Welton J. Fischer

Visitors: See list

The Chairman called the Public Hearing to order at approximately 7:00 P. M..

The Chairman asked the Zoning Officer to present the request. The Zoning Officer stated the Township had received a Conditional Use Permit Application for Village Green Mobile Home Park, Lot 25; was legally advertised twice in the newspaper of general circulation; property located in R-2 (Medium Density Residential) zoning district. The ZO displayed a map showing the location of the lot within the Mobile Home Park. The ZO noted a packet of information distributed to each Board Member for their review during this Public Hearing and comments received from Tom Englerth, engineer for the Lauffers; Township Engineer and Planner; sketch with elevations provided. He stated the request was presented to the Township Planning Commission and after review, they recommended approval subject to the comments of the Engineer being addressed. Mr. Greg Lambert, Township Engineer, stated he reviewed the Application and reviewed his subsequent comments with the Board as follows: 1. Addressed at Planning Commission Meeting; 2. Requires opening in steel mesh skirting and Application did not include (Mr. Lambert stated he needs details of skirting and that one inch per square foot is being met.); 3. Condition of approval; 4. Original Application did not provide detail, mobile home will be elevated three feet; 5. Mr. Lambert would advise Board that elevation of this lot is at the far end of the flood hazard and is not in the floodways zone, relevant to flood elevation, needs to be clearly shown; 6. Requirement for anchoring; 7. Board should consider three requirements as outlined in his comments. Mr. Tom Englerth, engineer for the Lauffers, presented to the Board his answers to the Engineer's comments as follows: 1. Information was on the plan; 2. Steel mesh screening details far exceed the required 544 (insulation information also included in the packets); 3. Developer would acknowledge to comply with Building Code; 4. No fill will be placed; 5. Not in floodway, about 600 to 650 feet from the bank of the creek; 6. Noted Attachment #2 in packets. Mr. Lambert asked if the piers would be provided by a structural engineer and Mr. Englerth stated that could be provided with the land development plan that would be submitted to the Zoning Officer and designs would be more in detail how the piers would be placed; would depend on the ground the mobile home would be placed upon; Mr. Englerth would recommend as shown in Fig. 8-3 on Attachment #2. His final answer to (#)7 was (a) the access and escape routes would be existing and a copy of the street plans would be filed with the Township; (b) occupants would remain inside (home) safely and could be evacuated at any time; (c) accessible for fire and police with concrete steps which would be above flood elevation.

Supervisor Burns asked if the base elevation would be 663.7 and Mr. Englerth stated it was based on the new FEMA regulations placed on the new mapping that became effective January 18, 2012. Supervisor Burns asked if the size of the new mobile home would be the same as the previous and Mr. Englerth stated actual length of 66 feet (which is identified as "70 feet"). Supervisor Burns asked if there were any plans to elevate (i.e.) outside fuel tanks, outside air condition units, etc and Mr. Englerth noted that all have to be anchored and elevated above and depending on the item, there are regulations on how to place. He further stated that part of the land development plan would show the protective type of barrier which would not force it to move. Chairman Jamison asked Mr. Englerth to confirm there were no outside structures such as storage and Mr. Englerth responded none shown and if there were they would have to be in conformity with any regulations. The Township Solicitor stated that any structure would have to be anchored and elevated. The Chairman noted there is one drain in particular in the park that he keeps an eye on and knows when to evacuate. A woman in the audience who was not identified asked about the park's background, if it was being down-sized or growing bigger, and if the current tenants have all of these new things. The Chairman stated 'yes, but when a unit is moved out it (the new) must be up to current code and regulations. The woman inquired again as to status of the park and if it would be handled as the "one over on Route 11" (Northwood) and Supervisor Burns stated the park owners are asked and it would be the decision of the park owners. Chairman Jamison noted the Township had applied to the Feds the same as Red Bridge but the Feds stated nothing was available at the time so nothing can be said now but there are certain criteria that need to be met before a project could proceed. He further noted the Township cannot "force" anyone out (during flooding) until there is a mandate from the Governor and stated that areas known to flood are patrolled regularly during that time. Following lengthy discussion, review, and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Conditional Use Permit request from Norman and Barbara Lauffer to replace an existing mobile home in the Flood Hazard District with conditions: (1) Upon submittal of the Land Development Plan all conditions of the pier design must be met and has to be shown and approved by the Building Code Officer; (2) All outside structures must be elevated and anchored according to standards of 1-1/2 feet above 100-year floodplain; (3) The structure itself will be elevated and anchored according to State Building Code; and, (4) Access route for exit must be provided and approved by the Township Emergency Management Coordinator.

There being no further business before the Board regarding this Public Hearing, the Chairman adjourned at approximately 7:37 P.M..

The Chairman announced a few minutes' recess for anyone wishing to leave at this time but stated all are welcome to stay if they wished.

Respectfully submitted,

Secretary