

June 9, 2015
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held a Public Hearing on Tuesday, June 9, 2015, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Public Hearing was held to gain public input regarding a request for Conditional Use Permit for solar energy conversion system on property owned by Richard and Patricia Shoap, 3361 Carnoustie Drive, Chambersburg, PA.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Daniel Bachman
Gregory Lambert
Diann Weller
Welton J. Fischer

Visitor: See list

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

The Zoning Officer explained the reason for this Public Hearing was because the Township had received an Application for Conditional Use Permit submitted by Richard and Patricia Shop for a solar energy conversion system to be installed on their existing residence located at 3361 Carnoustie Drive. A legal notice of the Public Hearing was placed in the Public Opinion (local newspaper) as required by law. He stated the Application and other pertinent information was forwarded to the following reviewing agencies and their comments are noted: Franklin County Planning Commission – no comments received; Township Planner and Township Engineer for their review – comments included in the packets provided to each Board Member; Greene Township Planning Commission reviewed at their monthly regular meeting held May 11 and at that time they recommended approval subject to the Planner’s comments. The ZO also noted included in the Members’ packets were drawings that depicted the solar panels being installed flush on the roof and dimensions of same; also included was a copy from the Township Code of Section 105-7(15) which describes requirements to permit such a system as part of a Conditional Use. The Township Engineer noted that in addition to his written comments he specifically noted the flush-mounted panels are in a direction such they all are to be located on the back side of the house. Mr. and Mrs. Shoap were in attendance and noted they desired to take advantage of the solar energy and make use of the electric generated. Mr. Shoap further stated they had a “letter of responsibility” they could provide and proceeded to give to the Zoning Officer. The ZO noted this (letter of responsibility) was one of the items noted in the Township Planner’s comments (“... supporting documentation ... licensed engineer’s certification of design compliance (which was provided in the Members’ packets) and the owner’s written acknowledgement for ownership and maintenance responsibility.”). Supervisor Brookens asked the applicants if they had checked to see if there were any deed restrictions as to the solar system and only asked because of Scot-Greene (location of Shoaps’ residence) had deed restrictions and the Shoaps may want to be sure that what they are proposing is not restricted in any way. Mr. Shoap stated he was not aware and also that Scot-Greene does not enforce

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their covenants. Supervisor Brookens noted that even though the Township has no jurisdiction on private development deed restrictions, he wanted the Shoaps to be aware for their information of any such restrictions. The ZO stated that adjacent property owners were notified of the request and he had not received any questions or comments relative to the request.

Following their review and consideration of this request, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Conditional Use Permit request for a solar energy conversion system as submitted by Richard and Patricia Shoap, 3361 Carnoustie Drive.

There being no further business to be conducted for this Public Hearing, the Chairman adjourned at approximately 7:08 P. M..

Respectfully submitted,

Secretary