

May 28, 2013
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held a Public Hearing on Tuesday, May 28, 2013, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Public Hearing was held to gain public input regarding a Conditional Use Permit request for a solar energy conversion system submitted by Christopher and Tracy White for property located at 3632 Fox Hill Drive, Chambersburg.

Present:

Todd E. Burns
Travis L. Brookens

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors: See list

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

The Vice Chairman asked the Zoning Officer to present the request. The Zoning Officer noted the applicant or representative had not arrived as yet. The Vice Chairman asked if they had been notified and the Zoning Officer stated they had. The Township Solicitor informed the Board they had two options: (1) deny the request; or, (2) continue the request to another time. The Vice Chairman asked the Zoning Officer if there was enough information included in their packets (for this Meeting) to review and consider the request. The ZO noted the request is basically straightforward, house sits 'back in' and not close to anyone. The ZO stated the request had been forwarded to the Franklin County Planning Commission for their review and comments which were returned stating the request was generally consistent with the County Comprehensive Plan, should not pose a conflict with surrounding land use, and the project will utilize renewable energy resources. The Township Planner's comments submitted included that the placement of the solar energy collector would be an accessory in use to the existing residence and appears to meet the requirements as set forth in the Ordinance. Those requirements include procurement of a State Building Permit, a licensed engineer's certification of design compliance, and owner's written acknowledgement for ownership and maintenance responsibility. The Planner stated there was no objection to the proposed use and that all issues should be clearly addressed by the applicant prior to municipal approval. The Township Engineer reviewed the Conditional Use Application and commented that it appears to adequately address and conform with conditions as established by the Township Zoning Ordinance, therefore, he recommended approval with the condition the applicant secure a Building Permit through the Township code enforcement agency, Commonwealth Code Inspection Service, Inc.. The request was presented to the Township Planning Commission at their recent meeting and after their review and consideration, recommended approval. The Township Engineer noted the application is very similar to the others that have been approved at previous meetings. He also noted the solar panels are flat and do not protrude above the roof height. There were no further comments or questions from the Board or those in attendance. Supervisor Brookens asked Glenn Shetter, Chairman of the Township Planning Commission, who was in attendance at this Hearing if there were any comments from the Planning Commission and if the applicant was in attendance at the Planning Commission's meeting and Mr. Shetter stated 'no'. The Zoning Officer stated he had

advised the representative for the applicant that he may want to be at this Hearing in case of any questions and that it was not required but was advisable. Following review and consideration of the request and all information provided, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to grant the Conditional Use Permit request for solar energy conversion system for Christopher and Tracy White, 3632 Fox Hill Drive, subject to the Whites meeting CCIS (Commonwealth Code Inspection Service) requirements and the Planner's comments regarding the installation of the system and processing of the permit.

There being no further business before the Board regarding this Public Hearing, the Vice Chairman adjourned at approximately 7:10 P.M..

Respectfully submitted,

Secretary