

July 28, 2009
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held the first of two (2) Public Hearings Tuesday, July 28, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, to gain public input regarding a proposed Ordinance relating to Golf Courses and Golf Clubs (country club activities involving golf courses).

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Glenn O. Shetter
Welton Fischer

Travis Brookens
Daniel Bachman
Diann Weller
Gregory Lambert
Andrew Paszkowski

Visitors: See list

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

The Chairman asked the Township Solicitor to explain the proposed Ordinance. The Solicitor stated the Township wished to amend its present Zoning Ordinance to make more specific regulations what can and cannot be done in a basically residential district as it relates to golf courses and golf clubs as commercial venture with a golf club being private. He reviewed the lengthy advertisement, in summary with pertinent information, as it appeared in the local newspaper.

Mr. Chuck Sioberg, speaking on behalf of the Chambersburg Country Club (CCC), addressed the Board stating that previous questions have caused this proposed amendment and wanted to share other thoughts on matters contained in the legal ad as well as the proposed ordinance. Screening of expansions: he stated that most golf courses that have open frontage add to the value of properties; CCC cannot comply due to existing layout of structures and wondered if perhaps some type of letter or waiver could be obtained from adjacent property owner(s) regarding the matter of screening. The Solicitor stated the Township wanted to look at protecting surrounding areas where businesses are not allowed but not with the thought that someone would have bought a home to be exposed to expansion. He further stated that perhaps a waiver could be signed by an adjacent property owner if so desired but stated that as a condition of an expanded use it would have to be screened because another person could sign and say they did not want screening. Mr. Sioberg asked why that type of screening was being proposed and the Solicitor stated it would be at the property line from the adjacent property to the expanded use. Mr. Sioberg asked if an existing use were expanded inside the building would that require screening and the Solicitor and Chairman both stated 'no'. The Chairman stated the golf course would not be screened. The Solicitor stated that CCC could bring in some acceptable business

activities for the Club itself but the Township still wanted to protect neighbors. Comment regarding 250-foot buffer for buildings: Mr. Sioberg stated the existing building is currently already within 250 feet at some points on the property and some expansion would be at those areas and that would appear to prohibit expanding the current facility. Mr. Sioberg inquired if that requirement could be decreased and if the adjacent property owner did not like then they could put up screening. The Township Planner, Andrew Paszkowski, inquired as to the location of property lines at the current CCC and Mr. Sioberg displayed a photograph of the current (property) lines. The Township Engineer, Gregory Lambert, asked Mr. Sioberg what buffer the CCC could accept and Mr. Sioberg requested the 250 feet be reduced to at least 150 feet. The Chairman stated the screening could be reviewed and considered again and determine what the Board could accept and noted other matters that need reviewed and re-considered as well; he stated there are still some issues that need to be resolved. Mr. Sioberg inquired as to not being allowed on-lot sewage disposal systems; the Solicitor stated the Township had already decided to remove that from the proposed ordinance. Mr. Sioberg next inquired as to business signs and stated they had hoped that if something was added then the current sign could be adjusted accordingly. The Solicitor stated that golf courses and clubs are located in residential areas and the Township may allow some business activities but must still maintain a residential “look” and need to be very careful to restrict the signage. The Solicitor and Chairman both asked Mr. Sioberg to submit some examples for review by the Township. The Solicitor gave an example of a private care facility desiring to have a pharmacy and bank located within their property and noted what was required of them and this was consistent with what was done in the past (i.e. signage). Mr. Sioberg stated he would provide the information requested by the Solicitor and Township for review. Mr. Sioberg then asked where/how the Township derived at the 15,000 square feet/100 acres of land for expanded services. The Solicitor stated the Township did not want commercial activities to become dominant so they wanted to limit the size of the building for the land. Mr. Sioberg noted the size of CCC at present and then asked what if CCC wanted to put a dome over the tennis courts and the Solicitor asked Mr. Sioberg to also include that in his follow-up note to the Township. Mr. Paszkowski noted this proposed ordinance was intended for any additional structures. Supervisor Burns inquired as to the current square footage of the Club and Mr. Sioberg stated 20,000 which would allow additional expansion. Mr. Sioberg next noted the Township appeared to be adhering to restaurant size and stated CCC would have more restaurant than what this ordinance would allow and the Solicitor stated it would become a non-conforming use. Mr. Sioberg noted that ‘massage parlor’ and ‘spa’ are noted in the proposed ordinance, however, in the section noted as definitions, massage parlor was defined but not ‘spa’. The Solicitor stated that when the original ordinance was created in 1973, the term ‘massage parlor’ had a negative connotation but today it is now a ‘positive’ term with education, licensing, etc required. Mr. Sioberg asked

that a definition be added to define ‘spa’ and health club aspect. The Solicitor also asked that to be included in Mr. Sioberg’s follow-up note. Mr. Sioberg asked if the definition of ‘swimming pool’ could occur with a golf course or club and asked that to be clarified. Mr. Sioberg finished his questions/concerns regarding the proposed ordinance and thanked the Board for their time and appreciated the Board’s efforts in compiling this proposed ordinance to date.

Mr. Ken Plummer, 3596 Glen Eagle Drive, resident and President of CCC, addressed the Board stating he had originally requested the Township to look at golf courses and clubs as a whole and not just asked for CCC; he asked about the definition of ‘golf course’ and the CCC as ‘private club’. He inquired if a public course wanted to expand they would not be allowed to (expand) as the CCC; what if CCC wanted classified as ‘private’ and asked if that needed to be in the ordinance. The Solicitor stated the Township wanted to try and distinguish in being more restrictive and read the section of the proposed ordinance that defines the matter. Mr. Plummer thanked the Board for their time and efforts for the proposed ordinance.

The Chairman asked for any further comments from the public; there were none offered. He then asked for any further comments from the other Board members; there were none.

Following this lengthy review and discussion regarding the new proposed ordinance, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted this Public Hearing be continued until August 25, 2009, at 7:00 P.M., at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

There being no further business to be conducted regarding this Public Hearing, the Chairman adjourned at approximately 7:40 P.M..

Respectfully submitted,

Secretary