

August 25, 2009
Scotland, PA 17254
Public Hearing Contd.

The Greene Township Board of Supervisors continued a Public Hearing from July 28, 2009, on Tuesday, August 25, 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 further explain the proposed Ordinance. The Solicitor stated the Township had received a request to revise the Zoning Ordinance to allow more commercial activity for golf courses and country club which presently now is as a special exception in a residential (zoning) district and with this proposed ordinance, the Township feels they have endeavored to make an effort to allow expanded uses, specifically commercial. He further noted he will revise the latest draft to include expanded uses to country club as well as the golf courses.

The Chairman then asked for any public comment. Mr. Chuck Sioberg, 3596 Eagle Drive, Chambersburg, Township resident who lives within very close proximity to the existing Chambersburg Country Club and representative in attendance on behalf of the Club, wished to review several items contained within the draft copy. Mr. Sioberg stated he still had some trouble with the entrance sign regulation and asked the Board if they would reconsider allowing the Club to post their services (i.e. indoor tennis courts, etc). The Solicitor stated there was nothing wrong with the Club noting their services via publications, on-line, etc, but only have the Club's name on the physical sign. The Chairman noted what could be listed on site but what would have to be limited to the physical sign. Mr. Sioberg asked if the ordinance could state 'sign on site' and the Solicitor stated that wording could be added so as not to preclude their existing sign and it would be clarified. Mr. Sioberg then asked if the square footage per 100 acres in (5)(b) could be changed from 15,000 to 20,000 due to the large buildings for large gatherings. The Township Engineer stated this requirement was for expanded uses and not existing. Mr. Ken Plummer inquired as to indoor tennis courts and Supervisor Burns stated that 15,000 square feet per 100 acres would allow existing and 30,000 square feet per 200 acres. Mr. Sioberg noted several errors he found and the Solicitor stated they would be corrected. Mr. Sioberg inquired and questioned the term 'permanent member'. The Solicitor stated he had researched the term and definitions and noted that in the Liquor Code it states the process of becoming a member; he added 'permanent' to submit an application and for voting. Mr. Plummer stated that applications are voted on by the Board of Governors and not the membership. The Solicitor stated that with the Township

Board of Supervisors permission, he would change the voting be done by the Country Club's Board of Governors in place of "... voted on by permanent members." Mr. Sioberg noted the three (3) different types of persons who may attend a function at the Chambersburg Country Club. Both the Chairman and Vice Chairman stated they desired to keep the term 'permanent' in the proposed ordinance. The Solicitor stated the term "board of directors" is a general corporate term and Mr. Sioberg stated he would rather see 'permanent member' rather than board of directors. Following discussion, the Board (of Supervisors) stated they would accept something more similar such as 'governing body'. Mr. Sioberg noted the possibility of overnight guests and the Chairman stated that boarding houses are not permitted in residential (zoning) districts plus they are not to be in competition with hotels and motels. Mr. Sioberg noted the definition of golf course relative to type of standards (i.e. PPGA and USGA) and asked if it had to be 'specific' and the Solicitor stated that after discussion, he noted for this purpose it was not needed.

Mr. Ken Plummer, 3596-A Eagle Drive, stated that on behalf of the Chambersburg Country Club, he wanted to say *THANK YOU* to the Board of Supervisors for their work and efforts compiling the proposed ordinance.

There were no further comments offered by the Board of Supervisors or public attendees regarding this Hearing.

On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted that Township ***Ordinance No. 2009-7*** be approved, as amended, with the following conditions: (1) amend allowance for entrance sign; (2) definition of country club to include 'governing body' as well as 'members'; (3) typographical errors be corrected; (4) 300 feet for parking and not 30 feet as stated in the draft; (5) make it clear that golf course can have expanded uses.

There being no further business before the Board for this Public Hearing, the Chairman adjourned at approximately 7:34 P.M..

The Chairman called for a few minutes recess before the Regular Meeting was to be convened.

Respectfully submitted,

Secretary