

July 12, 2011
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held the first of four (4) Public Hearings on Tuesday, July 12, 2011, 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 submitted by IESI Blue Ridge Landfill and PPL Renewable Energy, LLC.

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 Zoning Officer presented the request for Conditional Use Permit as submitted by IESI Blue Ridge Landfill and PPL Renewable Energy, LLC. The ZO read pertinent portions of the legal advertisement as it appeared twice in the local newspaper. The proposed location is on property owned by IESI and operated by PPL Energy. The request is to utilize landfill gas that is currently being 'wasted'; landfill is currently operated as a 'conditional use' in the AR (Agriculture Residential) zoning district. The ZO stated a very similar permit request was submitted in 2005 by a different operator of the facility and now PPL has re-submitted an application due to a different location for the facility than the previous request. The ZO referred to correspondence received from Franklin County Planning Commission noting their review of the request and they stated the request is generally consistent with the County's current Comprehensive Plan which is in the process of being updated and because the proposed project will utilize renewable energy resources, it will be addressed in the update to the County Comprehensive Plan. The Township Engineer had reviewed the request and reviewed his correspondence regarding his findings; in short, after his review, he stated he would recommend approval of the Conditional Use Application. The ZO noted plans were received with the application and reviewed several pages from those plans submitted; he noted that following the Hearing, the applicant will need to provide a land development plan. The Township Engineer stated that during his review he also found the application information to be conforming to the Township Zoning Ordinance and that conditions of a conditional use appears to have been met related to noise. The Engineer stated the Applicant had invited Township officials to visit a site in use and it was consensus of those in attendance that all conditions could be met. The ZO stated the request was presented to the Township Planning Commission and following their review, they recommend approval subject to the Township Engineer's previous concerns as to noise, etc. Mr. Chuck Sioberg, engineer for the developer, stated that all conditions would be met. Mr. Ron Reybitz, PPL representative, noted to the Board that he and others were present if there were any further questions regarding the request. Supervisor Burns inquired as to zoning in residential district and if there was any need or requirement for screening. The ZO noted there are standards in commercial zones to be screened from residential properties but does not know of any other than what the landfill requires (i.e. hours of operation, etc). Supervisor Brookens inquired if

the conditions that were set at the previous request regarding decibel level, if that was something the Board would set or the applicant. The Board discussed the matter of decibels and it was noted there are performance standards in the Township Zoning Ordinance. Mr. Sioberg stated he thought it was 65 and will comply and it could be made a condition as was done on the previous approval. Resident Glenn Shetter addressed the Board stating that he lives in close proximity to the landfill and there is more noise from I-81 which is terrible and he is in favor of the landfill request and glad to see that methane gas is going to be used and no wasted. Supervisor Burns noted the visit to the Cumberland County facility the noise was minimal, site was clean, no real detectible odors, quite impressed with the facility and a great way for renewable energy and by-product. The Chairman noted other conditions for the previous request were an emergency preparedness plan that should be submitted with the land development plan, satisfactory stormwater measures, and felt those should be added as conditions of approval.

There no further comments from either Members of the Board or public in attendance at this Public Hearing.

Following review, discussion, and consideration of this request, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Conditional Use Permit request from IESI Blue Ridge Landfill and PPL Renewable Energy, LLC be granted with conditions: satisfactory approval of emergency preparedness plan with the land development plan process; satisfactory approval stormwater as part of plan approval; and, a decibel level of 65 be set as the noise level.

Their being no further business before the Board for this Public Hearing, the Chairman adjourned at approximately 7:11 P. M..

Respectfully submitted,

Secretary