

July 28, 2009
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held the second of two (2) Public Hearings on Tuesday, July 28, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Public Hearing was held to gain public input regarding a proposed new zoning district identified as *Medium Density Commercial*.

Present:

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

Travis Brookens
Daniel Bachman
Diann Weller
Gregory Lambert
Andrew Paszkowski

Visitors: See list

The Chairman called the Public Hearing to order at approximately 7:41 P. M..

The Chairman asked the Township Solicitor to explain the proposed Ordinance. The Solicitor stated that due to Exit 17 and review of the Township's Comprehensive Plan, there is a section of land in the Township adjacent to Gateway Center and Exit 17 that is mostly zoned AR (Agriculture Residential) and R-1 (Low Density Residential) which is most restrictive. He noted however, there are some residential uses that are in this area but immediately adjacent to it are commercial uses and the intent of this proposed ordinance would allow some commercial activities but not to be detrimental to residential. The Township did not want to authorize a shopping center such as in the Borough and this land is adjacent to fairly large (residential) developments, so they desired to develop a new zoning district with the concept for professional office type uses. The Township does not want larger stores and limit the size of same. The Solicitor then gave a summary of the legal advertisement that appeared in the local newspaper. The new proposed ordinance for this zoning district is to act as a buffer between intense commercial along Norland and single family housing district. The Assistant Zoning Officer referenced a map that was displayed that showed the areas of proposed coverage. He noted the Franklin County Planning Commission had reviewed the proposal and offered comments, a copy of which was distributed to the Board, for their review. He especially noted the last two (2) sentences of their correspondence which in brief stated it complies with the district and its intended uses and with the goals and objectives of the Franklin County Comprehensive Plan and provides for orderly patterns of land uses. The AZO also noted correspondence from the Township Planner, a copy also which was distributed to the Board for their review. He further stated the Township Planning Commission had reviewed and discussed the proposed amendment and asked that the Supervisors review and continue the Hearing to allow the Commission time to make further comments. The Chairman then asked for public comment.

Mr. John Massimilla, on behalf of Summit Health and Chambersburg Hospital, thanked the Board for their willingness to accept comments regarding the proposed new ordinance. He stated they are in support of the proposed ordinance and provided a letter of comments, which was given to the Board, similar to what has been stated in the past.

Mr. Ron Lucas, representing law firm of Stevens & Lee, referenced his correspondence of July 24 and stated his clients are supportive of some type of commercial zoning and asked for time to further discuss with the Township Planning Commission and share some ideas; i.e. this district does not provide for any residential use and some sort of residential interface would be good (i.e. duplex an interface between single family detached, etc); two larger properties could be treated differently, something within the Interstate (81) and residential area. He stated that included with his letter is an example of what could be used especially for seven-acre tract at the Interchange (Exit 17), i.e. hotel, etc—certain uses within the area of Interstate (81), over 30,000 square feet. He noted there are 87 acres and need larger commercial uses to help the smaller businesses located within the commercial area and would ask that there be time given to look at this proposal for comment. Mr. Lucas thanked the Board for allowing him to speak.

Mr. Clyde Kuhns, 750 Kohler Road, resident and property owner, stated he concurred with Mr. Lucas's speech.

The Chairman asked if there were any further comments or questions from the Public; there were none.

The Chairman asked if there were any further comments or questions from the Board; there were none.

Following this lengthy review, discussion, and comments offered regarding this proposed new zoning district, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted that this Public Hearing be continued until October 13, 2009, at 7:00 P.M., at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Chairman stated there would be advertising for the Board of Supervisors and Planning Commission Members to meet during day-time hours to review and discuss together further this proposal. He stated that if anyone had any comments or suggestions, they were welcome to forward those to the Supervisors and Planning Commission.

There being no further business before the Board regarding this Public Hearing, the Chairman adjourned at approximately 8:07 P.M.. He stated there would be a few minutes' recess before the Regular Meeting would commence and anyone was welcome to leave or stay as they wished.

Respectfully submitted,

Secretary