

October 13, 2009
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors continued a Public Hearing from July 28, 2009, on Tuesday, October 13, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, to gain public input regarding proposed creation of a new zoning district, Medium Density Commercial. The Public Hearing was continued following the Regular Meeting upon the request of visitors not able to arrive by 7:00 P.M..

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 7:51 P. M. noting on-going discussions with developers and Township.

The Chairman asked the Township Solicitor, Mr. Welton Fischer, to continue. Mr. Fischer stated that changes had been made to the original draft ordinance. He stated the previous ordinance would allow structures to exceed 30,000 square feet up to 50,000 with conditional use; this ordinance would allow an increase of square footage. The proposed new zoning district does not allow single family homes outside the developed project; there must be a minimum of 20 acres for residential development and the residential development would only be allowed multiple family type structures. Agriculture and agriculture related uses would also be permitted. The Township Planner referred to a sketch being displayed noting the area of what was permitted; outside the earlier area there would be an area known as "NRD" (non-residential development); would be a cohesive neighborhood; will not allow single detached or duplex that is found in the R-1 zoning district. Various incentives would be offered to allow minimum street accesses; have requirements for open space so that neighborhood development would have a buffer between these and commercial area. The Planner reviewed the various points of the NRD and requirements for areas of development; the development would have to meet these requirements to be permitted to create. The Solicitor noted the location of the proposed district would be 350 feet from the centerline of Walker and Kohler Roads. An unidentified visitor asked to see a copy of the proposed layout and asked questions but was informed by the Chairman they were not pertinent to this discussion.

Mr. Bryan Salzmann, speaking on behalf of Summit Health, noted that SH owns approximately 100 acres, formerly the Diller farm, and has been involved with this project for quite some time. Mr. Salzmann noted the square footage proposed is very limited for health care facilities and asked the Board to increase the footage for health care only. He noted existing structures of 81,000 and 121,000 square feet currently owned by SH and their facilities are not small buildings; wanted buildings with various uses. He noted that SH would centrally located on a lot, OR, if increased square footage is not acceptable then be allowed to build up; SH plans to build larger than 30,000 square feet. The Chairman asked Mr. Salzmann for any suggestions how to deal with this matter; Mr. Salzmann noted that one current building has a base foot print of 60,000 square feet with two stories for a total of 121,000 square feet. Mr. Salzmann stated it would all be subject to conditional use; he was not asking for permanent because if the size would go over, would still need to request conditional use and come back to the Board for final approval. The Chairman discussed this request and asked for input from the Board and staff regarding using 30,000 square feet as a base and work from that point. Supervisor Burns asked if the Hospital could be the only one that could request and all others would have to abide by requirements and during discussion, Supervisor Burns noted that hospitals/medical facilities are much larger than the proposed 30,000 square feet. The Township Engineer stated that if the Township wanted to pursue the definition of medical facilities then it would need to be more detailed. The Chairman stated that this item (medical facilities defined) would be the only item brought back for further discussion and not the entire Ordinance that has no further comments.

The previous noted unidentified visitor asked if this Meeting had been advertised and was informed 'yes' and further that the property owners that had requested the creation of this proposed zoning district were present at this Meeting. The Solicitor stated the Supervisors had determined that nothing would be made commercial east of Interstate 81. It appeared this visitor wanted commercial zoning for his property east of Interstate 81 and was further informed that the Township had held numerous lengthy, legally advertised, public meetings to discuss the Township updating its Comprehensive Plan and the zoning east of Interstate 81 had been part of those discussions. This visitor wanted to be sure he could continue his present operation and the Chairman stated that he, like everyone else, must obey any and all zoning requirements.

Mr. Charles Sioberg commented that he felt the Supervisors were going in the right direction and agreed with Summit Health's request regarding increasing the permitted sizing due to the nature of their operations. Mr. Sioberg then noted several additional comments (i.e. service stations permitted; plantings in parking lots; setback requirements; etc.).

The Chairman suggested the Public Hearing be continued at a later date and in the meantime schedule several work sessions to further discuss Summit Health's request. Following discussion, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Public Hearing be continued to December 8, 2009, at 7:00 P.M., in the Greene Township Municipal Building, 1145 Garver Lane, Scotland; and, also, two (2) work sessions be scheduled October 21, 2009, at 9:00 A.M., in the Greene Township Municipal Building, 1145 Garver Lane, Scotland, and November 4, 2009, at 9:00 A.M., at 1145 Garver Lane. The Township Planning Commission Members are also welcomed to attend those work sessions.

There being no further business before the Board regarding this Public Hearing, the Chairman adjourned at approximately 8:35 P.M..

Respectfully submitted,

Secretary