

December 8, 2009  
Scotland, PA 17254  
Public Hearing

The Greene Township Board of Supervisors continued a Public Hearing from October 13, 2009, on Tuesday, December 8, 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 held prior to the Regular Meeting.

Present:

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

Travis Brookens  
Daniel Bachman  
Diann Weller  
Gregory Lambert

Visitors: See list

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

The Chairman noted that discussion regarding this proposal had been on-going for several years and especially with an area involving hospitals and similar services. He stated there have been many changes to the original petition and because it has changed so much, it will be necessary to re-advertise. He then turned the matter over to the Township Solicitor for further comment. The Solicitor stated the latest draft had been forwarded to the Township Planning Commission for their review at their last meeting but they did not feel comfortable making any type of recommendations. The Solicitor stated it will need to be re-advertised and cannot go forward until the County has had forty-five (45) days to review the latest draft. The Chairman stated there is a draft copy available for inspection/review. He also noted other situations in the affected area in question: the Township concerned with safety issues in the area of Kohler Road; right-of-ways to be cut out; must consider traveling public in the area; traffic flow, etc; it will take some time to work through the many issues surrounding the request. The Assistant Zoning Officer stated there is a hand-out draft of the full ordinance available; he was questioned if the hospital was included in the changes and he stated 'yes', as of November 9, 2009.

Mr. Ryan Johnston inquired as to the time for advertising and target date for the next public hearing. The Solicitor explained the legal requirements of the State Code that a hearing date has to be determined and advertised not more than thirty (30) days nor less than seven (7) days prior to the hearing and the Township advertises said hearings twice in the local paper. Also, included must be the required forty-five (45) days for County review but hasn't been sent yet because the (Township) Planning Commission needs time to review as well; it could take at least two (2) months or

more. The Chairman noted again the Township's concern with safety issues. The Solicitor noted problems at Kohler and Walker Roads citing a traffic study that was done when the new shopping center (Norland Avenue) was being suggested to the Borough which stated something needed to be done at that intersection; the Township received a copy; heavy traffic flow at that intersection at present and the Township does not want to add to the current problem. The Township Engineer stated that right-of-ways have already begun in the area. The Solicitor noted that Parkwood (Drive) is being looked at to handle traffic from the intersection of Kohler and Walker Roads; the Chairman stated that safety is a big issue and a time frame for a new public hearing, etc could not be given at present. The Solicitor stated again that a public hearing date could not be set until the (Township) Planning Commission had had time to review and give comments as well as the safety issue being of great concern.

Following discussion, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the public hearing for the proposed new zoning district, *Medium Density Commercial*, be tabled until such time as comments are received and conclude to move forward and re-schedule at a later date.

The Solicitor recommended the landowners that have been involved in this matter be notified and be kept informed of the progress and if they should have any questions, concerns, etc, they should contact the Township.

The Chairman thanked all the property owners involved for their great cooperation and assistance during this process.

There being no further business regarding this Continued Public Hearing, the Chairman adjourned at approximately 7:16 P.M. and noted there would be a few minutes' recess before proceeding with the Regular Meeting.

Respectfully submitted,

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Secretary