

May 26, 2015
Scotland, PA 17254
Public Hearing

The Greene Township Board of Supervisors held one (1) Public Hearing on Tuesday, May 26, 2015, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA. The Public Hearing was held to gain public input regarding Amendments to Chapters 85 and 105 of the Greene Township Code.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors: See list

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

The Chairman proceeded by asking the Township Planner, Tim Cormany of Martin & Martin, Inc., to explain the reason for this Public Hearing. Mr. Cormany explained that a number of months ago the Township had asked for several changes regarding their past experiences with townhouses. Thereby, new guidelines for future townhouse construction; i.e. parking and reduction in minimum road width and now with rear access to assist with persons parking on Township roads; reduction will be from 32 feet to 26 feet; new parking standards for uses such as doctors and convenience stores. Also, propose to eliminate cul-de-sacs whether permanent or temporary and now there will need to be a plan whether a development is being done in phases or in its entirety at once. Mr. Cormany continued by stating the Subdivision and Land Development Ordinance and the Zoning Ordinance were reviewed in general as to requirements for: detailed landscaping, lighting, road inspection, developments that involve an existing bridge, as-built drawings for completed projects, homeowners associations; and, on the last set of amendments that were done with items such as "community commercial". The Township Solicitor interjected the public hearing was properly advertised and appeared in the legal section of the local newspaper on May 8 and May 15, 2015. The Township Engineer stated that he supports the proposed ordinance amendments. An individual who stated he worked for Dennis E. Black Engineering, Inc. addressed the Board by referencing the matter of cul-de-sacs and referred to Blakewood Drive with its configuration and would that be deemed as acceptable or not. Mr. Cormany responded by stating that in fact it would be wrong but if a situation would arise it could be reviewed and considered. Supervisor Brookens stated it would not be permanent with Township regulations now with more than three units. The individual also noted the situation with Eagle Rock (development). The Solicitor stated that if someone has presented an application on a particular development then it would be required to meet all new and/or current regulations. The Zoning Officer stated the proposed ordinance amendments were provided to the Franklin County Planning Commission with no comments being returned. The ZO stated he had spoken with the Commission this date and they had no further comments. The ZO stated the amendments were presented to the Township Planning Commission at their April 2015 meeting and following their review, they recommended adoption of the amendments as presented. Supervisor Corwell thanked Mr. Cormany for

putting so much time and thought into the matter and for all the meetings that were held. Mr. Cormany replied it was always a pleasure working with the Township. The Chairman noted it had taken much time to get things moving and that much thought and consideration given to the proposed changes; a good matter and for the betterment of the Township residents, etc and was a long time coming. Mr. Cormany noted it is good the Township is not afraid to make changes when it is seen and needs to be changed. Supervisor Brookens commented by noting the changes that were made and the Township trying to be proactive as well as reactive and make changes that are needed. The Chairman also stated that if the Township sees that something is not working they can change it. Mr. Glenn Shetter, Township resident, commented that in his position as Chairman of the Greene Township Planning Commission he felt the changes were well thought through and especially regarding the cul-de-sacs and the issues that arise from them. He stated that on behalf of the Planning Commission, all Members reviewed and were pleased with the proposed changes and also commented on the amount of thought put into the preparation of same.

There was no further comments from either the Board or those in attendance at this Public Hearing.

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township *Ordinance No. 2015-6* regarding various amendments to Chapters 85 and 105 of the Greene Township Code, as presented.

There being no further business before the Board for this Public Hearing, the Chairman adjourned at approximately 7:14 P.M..

Respectfully submitted,

Secretary