

April 14, 2009  
Scotland, PA 17254

The Greene Township Board of Supervisors met in regular session Tuesday, April 14, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.  
Glenn O. Shetter  
Welton Fischer  
Gregory Lambert

Travis Brookens  
Daniel Bachman  
Diann Weller

Visitors: See list

The Chairman called the Regular Meeting to order at 7:00 P. M..

The Minutes of the March 24, 2009 Regular Meeting stand approved as presented.

Mr. John Van Horn, Executive Director for LIDA (Letterkenny Industrial Development Authority), addressed the Board stating that LIDA had requested him to contact all local taxing authorities to extend the Keystone Opportunity Zone (KOZ) benefits for the remaining KOZ parcels within the CVBP (Cumberland Valley Business Park). He noted that Mr. Kip Feldman of LIDA was also present at this meeting. Mr. Van Horn presented a number of slides during his presentation to the Board which included, but not limited to, the following: In 1995 the Department of Defense released 1400 acres of the Letterkenny Army Depot considered excess to the private sector; a master plan was created and a Memo of Agreement for the electric, water, and sewer facilities; the Army retained about 200 acres in raw land with the remainder being sold; Building 56 placed in KOZ; only three (3) phases completed to date due to administrative delays, etc; returned 234 acres back to Letterkenny Army Depot; reviewed KOZ's marketing value; the types of industrial investment located in CVBP; the number of jobs created in KOZ facilities; KOZ acres developed; new legislation passed for expansions, etc; most feasible would be extension of unoccupied parcels; original KOZ expires December 2010 and KOIZ expires December 2018; if KOZ was extended with floating 10-year option: December 2018 – December 2025; HR&R Recommendation "... Brokers believe that extension of KOZ and KOIZ benefits would represent a significant boom to LIDA in the competition for users." Mr. Van Horn concluded by stating that LIDA is requesting the approval by resolution from local taxing bodies for the *extension* of KOZ benefits as authorized in the recent Act, Section 301.3. The Chairman asked how many of the taxing authorities LIDA has contacted to date. Mr. Van Horn stated the Chambersburg Area School District is the only authority to date who has received the request. He stated he will present the request to Letterkenny Township Supervisors on April 28, although very little of the area is located in Letterkenny Township. The Franklin County Commissioners will be the last authority to receive the request. Following Mr. Van Horn's presentation, and during consideration by the Board Members in attendance, the Chairman stated he wished to hold official action on the request until the remaining Board member who was absent from this meeting due to an emergency would have an opportunity to review the request and information submitted. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted to delay any action on the KOZ request until the April 28 (2009) Supervisors Meeting which will allow time for the third Supervisor to review the comments presented. Mr. Van Horn stated that Mr. Feldman would be available to attend the Supervisors April 28 meeting if they so desired. The Chairman stated Mr. Feldman would be welcome to attend their next meeting.

The Chairman stated he had reviewed and compared the submitted box alarm changes for Pleasant Hall Vol. Fire Department with the previous list submitted. During his review he noted only a few box alarms that had been shifted and some other corrections (i.e. additions, deletions, replacements, etc.) He then reviewed those various changes with the Board as they were noted on the submitted list noting that Company 13 (Letterkenny Army Depot Fire Department) is now permitted to respond on alarms. Following review, on a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the box alarms for Pleasant Hall Vol. Fire Department be approved as presented.

The Board reviewed the Fayetteville Vol. Fire Department Fire Police March and Year-to-Date 2009 Reports and they shall stand approved as presented and become part of the record.

The Chairman stated the Township Scoreboard account is now being closed. He commended Welton Fischer for undertaking the project and doing a very successful job and expressed, "Thank You, Mr. Fischer!". On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted to authorize the Township Secretary to close the Township Scoreboard account at the bank. Mr. Shetter also wished to commend Mr. Fischer for a "job well done"!

The Zoning Officer presented and reviewed the March 2009 Monthly Zoning Office Report. The Chairman stated that hearing no corrections or additions, the Report stands approved as presented.

The Zoning Officer presented a request for review time extension for ninety (90) days from Wm. A. Brindle Associates for Michelle Sollenberger Subdivision Plan; current time expires April 23, 2009. The Chairman asked when the plan was originally submitted and the ZO stated January 2008 and this was the fifth extension request since the time of original submittal. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for review time extension for Michelle Sollenberger Subdivision Plan be granted for one lot and the applicant be advised this will be the last 90-day extension granted and the applicant must show progress regarding this plan and be ready for approval or if the Board so desires at the end of ninety (90) days may deny if nothing has been done.

The Zoning Officer presented a request for review time extension for ninety (90) days from Wm. A. Brindle Associates for Dwight & Cheryl Sollenberger Subdivision Plan; current time expires April 20, 2009. The ZO stated this would be the first extension request since the original submittal in January 2009. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for review time extension for Dwight & Cheryl Sollenberger for 3-lot Subdivision be granted an additional ninety (90) days commencing April 20, 2009.

The Zoning Officer presented a request for sewage facilities planning exemption for Rutter's Farm Store Land Development Plan; propose creation of new store at intersection of Route 30 (Lincoln Way East) Fayetteville and Black Gap Road; propose eight (8) edu's to be connected to public sewer; have received written certifications from both GTMA (Greene Township Municipal Authority) and the Borough of Chambersburg. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for sewage facilities planning exemption for Rutter's Farm Store Land Development Plan be granted.

The Zoning Officer presented a request for sewage facilities planning exemption for Chambersburg Baptist Church Land Development Plan; propose construction of church off Hafer Road and Woodstock; one (1) edu to be connected to public sewer; have received written certifications from both GTMA and Borough of Chambersburg. Mr. Lambert inquired if kitchen facilities were to be installed noting there are various criteria for kitchen facilities. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for sewage facilities planning exemption for Chambersburg Baptist Church Land Development Plan be granted.

The Zoning Officer presented a request from Gemcraft Homes for refund for Land Use Permit (LUP) #08-188 issued May 22, 2008. Supervisor Shetter asked if any fees had been paid to date and the Assistant Zoning Officer stated the initial site was inspected and permit issued. The Solicitor stated that if the LUP is being cancelled then everything (previously paid) should be included in the refund. The Chairman asked if a driveway permit had been issued since this was new construction and the Assistant Zoning Officer stated the applicant would most likely also have paid for a driveway permit and there is a one-time fee for the occupancy inspection paid at the time of application for a land use permit. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for refund from Gemcraft Homes be granted and also refund the driveway permit fee and occupancy inspection fee.

The Assistant Zoning Officer presented a 2-lot Final Subdivision Plan identified as FCADC/Kenneth Mummert; property located off S.R. 0997; property to be conveyed to federal government and also as an additional right-of-way for S.R. 0997. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (2-27-09); Form B submitted to PA DEP (3-2-09); Guilford Water Authority – ‘ok’ (3-23-09); Township Planner – ‘ok’ (2-25-09); plan was staff reviewed by Township Zoning Office with no comment and recommended approval (4-14-09). Resident Jane Wilson asked where this property was located and was informed of same. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the 2-lot Final Subdivision Plan identified as FCADC/Kenneth be approved as presented.

The Assistant Zoning Officer presented a 1-lot Final Land Development Plan for AT&T Mobility; property located on Sunset Pike; propose construction of cell tower on Paul Ebersol property; Conditional Use Permit Public Hearing was held and approval granted by Board of Supervisors; engineer’s comments have been addressed. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (2-27-09); Franklin County Conservation District noted as ‘adequate’ (2-20-09); Township Engineer and Township Planner – both noted ‘ok’ (3-30-09); Township Planning Commission reviewed at their Regular Meeting held March 9, 2009 and recommended approval subject to engineer’s comments being addressed; transportation impact fee of \$3,006 (2 new trips @ \$1,503 each) required. The AZO stated correspondence had been received from AT&T legal counsel requesting that impact fees be re-considered due to the nature of the proposed construction with very little traffic being generated. Mr. Jim Cullison of Trans Associates responded by stating the fees are based on the PA MPC and Township Resolution and offered that the applicant, at its option, could present a trip generation study for their specific use, said study to be conducted by a professional engineer with verifiable experience in transportation engineering. The AZO stated that correspondence was again received from the applicant

requesting the fee be revised to reflect the number of trips was based on *per month* rather than *per day*, again due to the nature of the telecommunications site. Supervisor Shetter stated that in early March the fee was requested to be waived and then later correspondence asked it just be reduced or re-considered. Resident Jane Wilson asked if there would be lighting on the tower and the Zoning Officer stated that it is a condition of Township ordinance. Following review and consideration, on a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the 1-lot Final Land Development Plan for AT&T Mobility be approved as presented and the transportation impact fee of \$3,006 be paid at the time of the Land Use Permit Application.

The Assistant Zoning Officer presented a Revision to Approved Land Development Plan for FCADC/Meyers Distribution; proposed construction of gravel storage area and parking to the rear of the facility; no sewer, water, electric work expected at this time. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (3-5-09); Franklin County General Authority – no comment to date; Franklin County Conservation Districted noted as ‘adequate’ (4-7-09); Township Engineer and Township Planner – ‘ok’ (4-9-09); Township Planning Commission reviewed at their Regular Meeting held April 13, 2009 and recommended approval as presented. On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the Revision to Approved Land Development Plan for FCADC/Meyers Distribution be approved as presented.

The Assistant Zoning Officer presented a Revision to Approved Land Development Plan for Kelly Roofing; property located on Sunset Boulevard East; proposed expansion of gravel area adjacent to the rear of property. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission received a copy of the Revision; Greene Township Municipal Authority approved, no sewer (2-12-09); Guilford Water Authority – no comment to date; Franklin County Conservation District noted as ‘adequate’ (1-16-09); Township Engineer and Township Planner – ‘ok’ (1-16-09); Revision Plan was staff reviewed by Zoning Department on behalf of Township Planning Commission and recommended approval (4-14-09). On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the Revision to Approved Land Development Plan for Kelly Roofing be approved as presented.

On a motion by Glenn O. Shetter, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously authorized the payment of invoices as follows: Check Numbers 14032 through 14074, inclusive to be paid from the General Fund; in addition, four (4) additional invoices were placed on the Payment list and approved by the Board for payment on or about April 20, 2009; Check Number 1397 to be paid from the Electric Light Fund; and, Check Numbers 1651 through 1655, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:55 P.M..

Respectfully submitted,

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