

May 26, 2009
Scotland, PA 17254
Public Hearing (Contd.)

The Greene Township Board of Supervisors continued a Public Hearing Tuesday, May 26, 2009, from May 12, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, to consider a request for Conditional Use Permit from Poetry Estates.

Present:

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

Travis Brookens
Diann Weller
Gregory Lambert

Visitors: See list

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

The Chairman asked the Zoning Officer to continue the presentation of the request. The ZO stated the Hearing was being continued from the initial presentation made May 12, 2009, noting there had been issues not satisfied relative to Greene Township Municipal Authority and other various concerns. He stated the Township had received a revised Plan and it was reviewed by both the Township Planner and Township Engineer. Mr. Lambert, Township Engineer, stated the Board had directed the staff and the developer to meet to discuss these issues/concerns and the items had been resolved and he had reviewed the Plan. He noted that all three (3) issues in a memo dated May 18, 2009, had been addressed on the revised Plan; one (1) other matter was the requirement for public water and sewer for townhomes and garden apartments and that note has been placed on the Plan. Supervisor Shetter inquired as to the three (3) parking spaces discussed previously and Mr. Lambert stated there are proposed two (2) spaces in the driveway and one (1) in the garage; there will be two (2) 9-foot stalls. Supervisor Shetter asked if there was any prohibition on using a garage as parking when other developers have been required to have additional parking area. Mr. Lambert stated the Ordinance does note interior parking. The Chairman asked if there is a parking lot shown for overflow. Mr. Lambert stated 'no' but with garden apartments due to close proximity, he stated he felt they would not be utilized at full capacity. Supervisor Burns asked where the parking would be and Mr. Lambert indicated on the displayed Plan where parking for garden apartments would be located. Supervisor Burns then inquired as to play areas and Mr. Lambert stated the developer has provided sidewalks to interconnect the play areas and it is noted on the Plan and the play apparatus will be approved on the Final Plan; he also noted there are graded areas to show underground piping in the sidewalk areas. Mr. Chuck Zaleski, Attorney for the developer, addressed the Board and stated he was substituting for Mr. Bryan Salzman, Esquire, and commented on the townhomes noting the Township

Ordinance does allow for garage (parking) and stated the type of housing proposed is not designed for children or families. Supervisor Burns noted that parking could become overcrowded and noted that parking lots might be used for garden apartments. He asked that if this were to occur, would it be feasible or justifiable to provide some type of signage to direct overflow traffic to those lots. Mr. Lambert stated the mechanics could be worked out and could make it part of the condition for use. The Chairman asked if there will be a homeowners association and Mr. Lambert stated he has not seen a land development plan yet to see if there is a homeowners association. The (Township) Solicitor stated the Board has the right to impose a condition if they feel that it is pertinent. Supervisor Shetter noted a current development that has garage and two (2) parking spaces and the Township still has trouble when (snow) plowing and vehicles parking everywhere. Supervisor Burns asked how much area is designated for driveways and Mr. McCanns noted the driveways are 35 feet, 18 feet wide between the back edge of the sidewalk and the garage. Mr. McCanns noted the Ordinance requires the driveway wide enough to park two (2) vehicles and counts as two (2) parking spaces and the garage does, too. Mr. McCanns also noted there will most likely be a homeowners association to maintain the play areas, at minimum. The Chairman stated the garage may be used but the Township may impose conditions if they so desire. Discussion ensued regarding the driveway area. Supervisor Burns voiced concern they are building to the maximum area and typically the garage is set out from the living area and therefore could reduce the driveway area. Mr. Zaleski noted the Ordinance does require a 35-foot setback. The Chairman stated he would not want to see parking in the street area and noted it would be a violation of a Township Ordinance. Mr. McCanns asked the Board what setback on the garage would alleviate their concern on additional parking. The Chairman voiced his concern also of visitors to the residents regarding the parking issue. Mr. McCanns asked the Board if their concern was mainly relative to snow plowing and stated the other development has only 28-foot wide street(s) and this development's street(s) would be 32 feet. The Chairman stated it (parking, etc) is something that must be considered. Mrs. Herbert Faust, 2984 Woodstock Road, Township resident and neighboring property owner to this development, voiced concern regarding State Street becoming a through-street as a direct route from Route 997; her concern is for the children's play area at her home at her backyard. Mr. Lambert stated it would not be a direct route; there would be curves, etc. Discussion ensued on the success of stop signs, etc. The Chairman stated the Township can look at the street layout at the land development plan phase and the speed limit would be 25 mph (re: State law for residential areas) and could also consider various traffic calming methods. Following a lengthy discussion and review of this request, during the process of a motion being made, Mr. Zaleski asked that as long as progress is being made, would they have the right to come back and ask the Board to re-consider their request. The Township Solicitor stated the Board can extend the time period if it appears warranted. The Chairman stated that sewer is the primary issue and could possibly approve the

Preliminary Plan but no Final Plan can be brought to the Board until the sewer issue is resolved. He further noted the infrastructure could begin but cautioned the developer the work could begin but may not go any further. Supervisor Shetter noted the statutes allow six (6) months but the Board has considered one (1) year. The motion was then finalized by Glenn O. Shetter, seconded by Todd E. Burns, and the Board unanimously voted the Conditional Use Permit request for Poetry Estates be approved with conditions that overflow parking signage be placed in the garden apartments parking and the approval is one (1) year from date of approval.

There being no further business regarding this request, the Chairman adjourned the Public Hearing at approximately 7:28 P.M..

The Chairman called for a few minutes recess between this Public Hearing and the Call to Order for the Regular Meeting to be held immediately following this Public Hearing.

Respectfully submitted,

Secretary