

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, January 26, 2021 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:

Todd E. Burns	Daniel Bachman	Sam Wiser (sitting in for
Travis L. Brookens	Gregory Lambert	Solicitor Kurt Williams)
Shawn M. Corwell	Lindsay Loney	

Visitors: See list

The Chairman called the meeting to order at noon. He welcomed everyone, noted that copies of the agenda are available at the entrance, and asked visitors to complete the sign in sheet. He also informed everyone that the meeting would be recorded for accuracy purposes.

The Minutes of the Regular Meeting held January 12, 2021 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment; none was offered.

The Zoning Officer (ZO) presented the Killion 1 Lot Final Subdivision Plan. The property is approximately 20 acres and borders Black Gap and Shearer Roads. There is currently a single family dwelling on the property. The plan proposes to subdivide the greater portion of property off and construct another single family dwelling on that piece of land. The access will be off Shearer Road. The property will connect to Greene Township Municipal Authority (GTMA) sewer and Guilford Water Authority (GWA) water; both authorities have approved the plan. All other necessary agencies have reviewed and approved the plan. The ZO noted that the subdivision will create one new peak hour trip in service area 5; the traffic impact fee will be \$1,529. The one time recreation impact fee exemption has been elected by the applicant. A copy of the engineer and planner review comments were provided to the Board. The ZO stated the plan was reviewed by the Township Zoning Office on behalf of the Greene Township Planning Commission (GTPC) and he recommends approval. The Chairman pointed out that it looks like they have already begun constructing a driveway and the Township Engineer should make sure there aren't any stormwater issues; there is a large roadside swale in that area. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Killion 1 Lot Final Subdivision Plan as presented, with the traffic impact fee of \$1,529 being posted at the issuance of the land use permit.

The ZO presented the Peterson 1 Lot Final Subdivision/Lot Addition Plan. He informed the Board that the property is located at the corner of Coldspring Road and Black Gap Road and has one single family dwelling on it. The plan proposes to subdivide that portion off and convey the remaining land to the adjacent property owner, James Beecher. The property is approximately 10 acres. The ZO explained that the plan has been reviewed by all necessary agencies with no comment. GTMA has a right of way on the property and has reviewed the plan with no comment. The planner and engineer comments have all been addressed. The ZO pointed out that the access to the Beecher property is a dirt lane off of Black Gap Road, straight across from Ridge Road. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Peterson 1 Lot Final Subdivision/Lot Addition Plan as presented.

The ZO presented the Sunset Storage 1 Lot Final Land Development Plan for a property located off of Sunset Pike in the LI zoning district. He noted that a power line comes across the rear of the property, and there is an existing barn in the back corner. The plan proposes construction of storage units with an outside

parking area on the property. A sidewalk waiver was previously granted by the Board in July 2020. The plan has been provided to the Franklin County Planning Commission and was reviewed with no comment. PennDOT has indicated that they will issue a Highway Occupancy Permit. The Franklin County Conservation District has approved the NPDES permit. The ZO informed the Board that the GTPC reviewed the plan at their meeting in January and recommends approval. The plan is in transportation service area 3 and will generate 3 new peak hour trips for a total transportation impact fee of \$4,212. A copy of the planner's comments have been provided to the Board members. The ZO noted that all comments have been addressed with the exception of number 5, which states that a street address for the site should be added to the plan once assigned. The ZO explained that the address has not been issued yet; he does that just prior to the land use permit being applied for. The Township Engineer noted that he has been reviewing this plan for a while; part of the property is in the West Penn Power right of way and the Township required an agreement from them to allow for construction of the stormwater facility in the area. The Engineer confirmed that the agreement has been provided, and he has reviewed the stormwater facilities and deemed them adequate. He also confirmed that he has reviewed the recommended bond amount of \$21,300 and is in agreement with that amount. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Sunset Storage 1 Lot Final Land Development Plan with the following conditions: 1) the stormwater bond in the amount of \$21,300 be posted prior to the plan being released, 2) the traffic impact fee in the amount of \$4,212 be posted prior to the issuance of the land use permit and 3) the PennDOT HOP be issued prior to the plan being released.

The ZO presented a request for review time extension for the Drake Final Subdivision Plan until May 5, 2021. This is the first extension for the plan, and the current deadline is February 4, 2021. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the review time extension for the Drake Final Subdivision Plan until May 5, 2021.

Supervisor Corwell presented a Pleasant Hall Fire Company box card change. He explained that Pleasant Hall only has two box cards in Greene Township. Currently two engines are dispatched for any type of alarm – typically Letterkenny, which is a paid department, and Pleasant Hall. If Pleasant Hall does not respond, dispatch replaces their engine. The box card change requested is to not replace the engine because Letterkenny is coming anyway. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Pleasant Hall Fire Company box card change as presented.

On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 29253 through 29276 and five ACH transactions to be paid from the general fund, check numbers 3696 through 3701 to be paid from the liquid fuels fund and check number 2221 and one ACH transaction to be paid from the electric light fund.

The Board entered into an Executive Session at 12:23 pm and convened at 1:15 pm. No motion was made, and the Chairman adjourned the meeting.

Respectfully submitted,

Secretary