

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, January 25, 2022 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	Lindsay Loney
	Travis L. Brookens	Gregory Lambert	
	Shawn M. Corwell	Kurt Williams	

Visitors: See list

The Chairman called the meeting to order at noon, advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

The Minutes of the Regular Meeting held January 11, 2022 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Mr. Thomas Rine, Fire Chief for Pleasant Hall Volunteer Fire Company (PHVFC), announced that he stopped in today to give a year-end review for the fire company. A copy of the report was provided to all three supervisors. Some highlights of the report were: out of 185 total fire calls, 27 were in Greene Township, out of 644 EMS calls, 95 were in Greene Township, and out of 61 failed EMS calls, 17 were in Greene Township. Mr. Rine reported that PHVFC ordered a new ambulance in 2021, but due to supply chain issues the ambulance is not expected to be delivered until the end of 2022. He also reported that PHVFC replaced the roof on their building in 2021 for a total cost of \$82,000; they received some generous donations from local municipalities for that. Mr. Rine noted that EMS staffing remains an issue. They would like to increase the wage to \$13 or \$14 per hour, but funding has prevented them from doing that. He also noted that PHVFC received 4 or 5 grants last year that helped them pay for equipment and turnout gear. Fundraising has recovered some from the 2020 losses due to Covid. Mr. Rine thanked the Township and the Board for their time and support. The Chairman thanked the Chief for the services that PHVFC provides.

The Zoning Officer (ZO) presented the Monthly Zoning Report for December 2021 for informational purposes, and it shall stand approved as presented and become part of the official record.

The ZO presented the Annual Zoning Office Report for the year 2021 for informational purposes, and it shall stand approved as presented and become part of the official record. He noted that there were approximately 50 more land use permits issued in 2021 than in 2020. Permits for commercial/industrial structures, single family dwellings, fences and solar systems were all increased from 2020.

The ZO presented a letter received from Matthew Ramsey on behalf of Denim Coffee, requesting the Board to consider rezoning the area around his building at 42 Siloam Road. The building was formerly owned and operated by Zero Ice, an ice manufacturing facility. Because of the design of the facility (2800 amps of power, loading docks and freight elevators), Mr. Ramsey assumed the building was zoned commercial and he could operate his coffee roasting / baking operation out of it. His business is not large enough to make use of the entire building, so he planned to lease space to other businesses. After purchasing the property, it came to Mr. Ramsey's attention that the building sits in the R2 zoning district, and Zero Ice had a non-conforming use for their ice making business. Mr. Ramsey points out that several other businesses in the area are also operating under non-conforming use, and it might make the most sense to rezone that area to HC, bringing those other businesses and his own into conforming use. The ZO presented a zoning map and the Franklin County tax map to the Board. He pointed out the following non-

conforming use facilities located within that area: a church, a car wash, a convenience store, a beauty shop, Hammaker East, Menno Haven and the former Zero Ice building. Mr. Ramsey spoke to the Board, explaining that in order to maintain a building of this size, they will need to lease to someone else. If that can't happen, they may be forced to sell the property and find space elsewhere. He pointed out that no matter who owns this building in the future, they would be in the same situation with needing to apply for a non-conforming use if they aren't operating an ice business. If they lease a portion of the building, a conditional use would need to be applied for anytime the business being leased to changes. The ZO noted that it appears on the map that there are only four residential properties on that side of Philadelphia Avenue within the R2 district. If the zoning were changed to HC, residential properties would still be permitted. Hammaker East is more of an industrial use, so it would still be operating under a non-conforming use. The ZO stated that it would make the most sense for the Township to extend the HC zoning to the Menno Haven property line. The Solicitor asked Mr. Ramsey if he had spoken to the residential property owners to see how they would feel about a zoning change. Mr. Ramsey responded that he has not, but he would be willing to track them down and speak to them. The Solicitor explained that it would be much smoother to have the residential property owners on board with the zoning change prior to the Board considering any action, so he would recommend that Mr. Ramsey seek their approval prior to officially applying for the zoning change. Supervisor Brookens asked if there will be retail sold out of this location or if it will be strictly roasting the coffee. Mr. Ramsey responded that they only plan to roast and bake at this location, and they will be keeping their retail location downtown on the square. The Chairman stated that he feels it does make sense to consider rezoning this area, but it would be very beneficial to have those residential properties on board prior to submitting a formal application. The Solicitor added that it would be even better to have a joint application with the residents. Mr. Ramsey agreed to track down and speak to the neighboring property owners prior to submitting an official request for zoning change.

The ZO presented a request for review time extension for the Scot Greene Preliminary Subdivision Plan. This will be the first extension for the project, and the current deadline is January 26, 2022. 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 Scot Greene Preliminary Subdivision Plan, commencing January 26, 2022 and extending through April 26, 2022.

The ZO presented the Carty 1 Lot Final Subdivision Plan, located off of Funk Road. The Plan proposes to subdivide an existing dwelling unit from a large farm tract. The Board granted a map scale waiver at a previous meeting. The Non-Building Waiver has been forwarded to the Sewage Enforcement Officer and PA DEP. The ZO reviewed the Plan on behalf of the Planning Commission and recommends approval. The Township Engineer stated it is a simple plan and he has no comments. Supervisor Corwell asked if the parcel goes into Letterkenny Township. The ZO explained that the portion located in Letterkenny Township is a separate tract with a different UPI number. 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 Carty 1 Lot Final Subdivision Plan as presented.

The Secretary presented proposed **Resolution 7-2022**, which allows Benecon to prepare and review the following documents for the Township: Heath Reimbursement Arrangement Plan, Personnel Handbook, and HIPAA Policy. She explained that SEK currently handles the preparation of these documents, but the Township pays for those services. Benecon will prepare and maintain these at no cost to the Township. 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 **Resolution 7-2022**, authorizing Benecon to review certain Township policies.

The Chairman presented an invoice from Stephenson Equipment for a Gledhill plow in the amount of \$9,500.00. He explained that during the last snow storm, one of the plows broke and needed to be replaced before the next storm. The Chairman did find one plow in stock with Costars pricing and because of the time constraint, an emergency purchase needed to be made. That purchase needs to be ratified by the Board. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to ratify the purchase of the Gledhill plow for the F-750 in the amount of \$9,500.00 off of state contract.

The Solicitor reported that he has reached out to the legal council for HR Recycling but has not been able to reach them yet. The ZO noted that it may be time for the Township to file a complaint regarding the deck out into the stream at the property in Lincoln Dell. The owners received notice mid-December and were given 30 days to bring the property into compliance, which they have not done. The ZO stated that he has an appointment to go to the property tomorrow with the Fish and Boat Commission.

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 30126 through 30152 and eight ACH transactions to be paid from the general fund, check numbers 3802 through 3805 and one ACH transaction to be paid from the liquid fuels fund and check number 2252 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:51 pm.

Respectfully submitted,

Secretary