

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, May 10, 2022 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd E. Burns Gregory Lambert Lindsay Loney
 Travis L. Brookens Dan Bachman
 Shawn M. Corwell Kurt Williams

Visitors: See list

The Chairman called the meeting to order at 7:00 pm, advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

At this time, the Chairman opened the Public Hearing scheduled for this date, time and place to review and consider Proposed Greene Township Ordinance 2022-2 to rezone approximately 18 acres in the area of Philadelphia Avenue, Siloam Road and Chancellor Drive. The Zoning Officer (ZO) confirmed that the Public Hearing was advertised in the Public Opinion on April 25th and May 2nd. A copy of the request was submitted to the Franklin County Planning Commission (FCPC), the Township Planner and the Township Engineer; they all spoke favorably of the request and a copy of their notes are included in the Board members' packets. The Greene Township Planning Commission (GTPC) reviewed the request in April and recommended approval. The property is currently zoned R2 (medium density residential) and the request is to change it to HC (highway commercial). The ZO explained that the majority of the properties in this area are operating under a non-conforming use, and the rezoning would bring them into conforming use. Some of those properties include a convenience store, a car wash and the former Zero Ice property. The Hammaker East property would still be considered a non-conforming use, as it would first be permitted in one of the industrial districts. The applicant, Mr. Ramsey, previously came before the Board to ask if they would be open to rezoning the area. At that time he was advised to talk to surrounding property owners to see if they would support the rezoning, which he has done. All property owners were in favor of the rezoning, with the exception of one. That property owner is located to the rear of Zero Ice and owns a residential property; he did not give an opinion one way or the other. The ZO stated that he personally spoke to representatives from the Chambersburg Mennonite Church, Menno Haven and the old Kelly Roofing building and they all expressed interest in the rezoning. The ZO added that the residential uses that are currently located in the area would still be permitted uses in a HC district. The Chairman asked for more details regarding the resident who did not provide comment on the rezoning. Mr. Ramsey explained that there was a language barrier when speaking to the owner. The owner was concerned that the utility rates may increase if the area was rezoned; Mr. Ramsey tried to explain that would not be the case but due to the language barrier he was not able to effectively communicate that. The ZO confirmed that the rezoning will not affect utility rates or the appraisal of the property; the County's property classifications do not correspond to the Township's zoning districts. Supervisor Corwell asked if one of the properties was an apartment building; the ZO responded that yes, one property is a beauty salon with apartments upstairs. The Chairman opened the floor for public comment regarding the rezoning; none was offered. The Chairman asked the ZO to explain the primary uses in a HC zoning district. The ZO explained that retail is the primary use in a HC district. It does not allow for much, if any, manufacturing. It does allow for residential and business services, such as professional offices. The ZO gave a brief historical overview of the Zero Ice building, noting that it has been a non-conforming use since the Township adopted zoning in 1973. The building was constructed for the purposes of cold storage and ice manufacturing. Mr. Ramsey recently purchased the building from Zero Ice for his coffee roasting business. Due to the size of the building, he needs to lease a portion to another business. By rezoning, any HC use would be able to lease the building, and it would eliminate the need to go before the Zoning Hearing Board for a non-conforming use each time the tenant was changed. A parking and circulation plan would need to be done for any new business going in there, so the Township would be able to verify that adequate parking is available.

The Chairman closed the Public Hearing at approximately 7:18 pm and then convened the Regular Meeting by entertaining a motion to adopt Greene Township Ordinance 2022-2. Member Corwell stated that he is for the zoning change, as it would bring the majority of the businesses in that area into conformity and it would keep the Zero Ice building from sitting empty. The other Board members agreed. 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 Greene Township Ordinance 2022-2, Zoning Map Amendment, as presented.

The Minutes of the Regular Meeting held April 26, 2022 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Ms. Linda Ericson (resident of Coldspring Road) stated that she has a problem with the two stop signs on Coldspring Road at the intersection with Newman Road; no one uses the stop signs and there are too many people speeding on that road. She stated that she used to walk her kids from her home to the old school, but now it's not safe to even walk to your mailbox. The speed limit is 35 mph, but there are not enough signs because no one abides by them. She added that a family recently moved in two years ago and their two kids like to ride bikes up to Conocodell to fish, but it is not safe. The Township Engineer explained that the stop sign before the bridge was put in to slow people down because of the site distance coming down the road. He offered that the Township could put stop bars on the pavement and a "Stop Ahead" sign to make the stop sign more noticeable. The Chairman added that this appears to be an enforcement issue, and the Township's responsibility is to post the roads; Pennsylvania State Police is responsible for enforcement. Ms. Ericson stated that from Treher Road to Newman Road, drivers pick up a lot of speed and go very fast. The Engineer offered that the Township has blinking speed signs that are rotated around various roads, and he could get one of them moved to that area. Ms. Ericson asked why the flashing lights that used to be at the stop sign aren't there anymore. The Engineer explained that the flashing lights are only put up for a short period (around 30 days) to alert motorists that a new stop sign has been added. Ms. Ericson asked how soon the stop bars would be done. The Chairman responded that the Engineer would have to measure the distances and then a contractor would have to come in to do the work; it would probably be sometime this summer. Ms. Ericson thanked the Board.

The ZO presented a request for waiver of Greene Township Code 85-51A, Requirement to Construct Sidewalks, for the Roman Final Subdivision Plan located off Sunset Boulevard. The Plan will create three lots on the Roman property as well as a lot addition from the Earthnet property to one of the lots on the Roman property. The Plan does show placement of sidewalks along Brim Boulevard and Sunset Pike. The ZO explained that if the Board is inclined to grant the waiver, typically it is done so with the requirement that a note be placed on the Plan that if deemed necessary in the future, sidewalks will be constructed at the property owner's expense. The Chairman asked what the planned uses are and the ZO responded that the plan does not specify, but the line separating Highway Commercial (HC) and Light Industrial (LI) runs through this area; the Earthnet property is in the highway commercial district and the Roman property is in the light industrial district. The ZO spoke to Tim Cormany about the waiver, and Mr. Cormany expressed the opinion that sidewalks are already on the other side of Brim Boulevard, where residential housing is located. If the Township was so inclined to require sidewalks on the other side, now would be the time to require them on this side. The Chairman responded that it is difficult to grant a waiver without knowing what the property will be used for; the ZO agreed. The Solicitor reminded the Board that they will get another chance to require sidewalks when a land development plan is submitted and it may make more sense to require them then. The Chairman noted that PennDot will most likely not permit sidewalks in their right of way, so it may not be possible to require sidewalks along Sunset Pike. Supervisor Corwell asked the Solicitor if it is better to require sidewalks now or later when the land development plan comes in. The Solicitor responded that it is better to require them now because as the property is sold, notes on the plan can get lost or forgotten about. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to deny the request for waiver of Greene Township Code 85-51A, Requirement to Construct Sidewalks, for the Roman Final Subdivision Plan along Brim Boulevard and

modify the request for waiver to grant the waiver of Greene Township Code 85-51A, Requirement to Construct Sidewalks, for the Roman Final Subdivision Plan along Sunset Boulevard with the condition that a note be placed on the Plan stating that if the Township deems sidewalks necessary in future, they will be constructed at the owner's expense.

The Chairman presented a Sewer Inter-Municipal Agreement (IMA) between the Chambersburg Borough, Greene Township and the Greene Township Municipal Authority (GTMA). The IMA is for the area along I-81 at exit 17, known as "the peanut"; a map of the area was provided in the Board members' packets. The agreement allows for a single point connection from the Borough's sewer system into Greene Township to allow a single point service with a maximum of .057 million gallons per day, which equals out to 250 EDUs. The agreement allows waste from businesses in that area to flow to the Borough by gravity, therefore providing a sewer collection system for development in that area. The agreement defines the ownership, operation and maintenance of the system. The term of the agreement is 50 years. The agreement also defines the fees for the area; essentially GTMA is retaining their user fees and tap fees within the area and a portion of the tap fees will be forwarded to the Borough. The Chairman added that this agreement has been in the works for 10-12 years and he feels that this fairly simple agreement is a win/win for all parties. Mr. Allen Coffman, President of the Chambersburg Borough Council, added that he was president 4.5 years ago and at that time the Township and the Borough were starting to have some good dialogue to get this project done. For the last 4 years, the Borough has been under different leadership and they did not have much interest in reaching out to the neighboring townships. Mr. Coffman stated that "Chambersburg is back to being open to business and we want to have a good relationship with our neighbors throughout the whole area around Chambersburg". He added that he is looking forward to getting this over the finish line and the Borough is willing to help anyway they can. The Board thanked Mr. Coffman and stated that they appreciate his leadership and help getting this done. 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 Chairman to sign the Sewer Inter-Municipal Agreement between the Chambersburg Borough, Greene Township and the Greene Township Municipal Authority, as presented.

The Chairman presented a Water Inter-Municipal Agreement (IMA) between the Chambersburg Borough, Greene Township and the Chambersburg Area Municipal Authority (CAMA). He explained that this is a very similar agreement to the one just discussed, but it is to provide water services to that area. In this agreement, the Borough will be permitted to extend their water services into Greene Township and provide service to developers within that area. The agreement outlines the cooperation of the parties, the ownership and operation of the system, the use of the system and the service area. The Chairman added that it is a fairly straightforward agreement and provides the necessary services the Township has been looking for within that area for development. Supervisor Corwell noted that a correction needs to be made on page 3; letter C needs removed, as it is redundant to letter B. The Board agreed that section would need corrected prior to the Chairman signing. 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 Chairman to sign the Water Inter-Municipal Agreement between the Chambersburg Borough, Greene Township and the Chambersburg Area Municipal Authority after removing section C on page 3 of the agreement.

The Secretary/Treasurer presented Township Resolution 12-2022, Pension Plan and Employee Handbook Amendments. She explained that the pension plan was recently amended to exclude two classifications of employees, referred to in the Handbook as "Parks and Recreation/Public Works Seasonal Employee" and "Admin Clerk/Administrative Assistant". She added that the handbook is being amended to add the option for employees to purchase additional life and AD&D insurance at their expense. That cost will be deducted from the employee's paycheck. One other small change to the handbook is to remove the word "winter" from the Parks and Recreation/Public Works Seasonal Employee job description. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 12-2022, Pension Plan and Employee Handbook Amendments.

The Secretary/Treasurer presented a Health Reimbursement Arrangement (HRA) Plan Document prepared by Benecon and explained that at a previous meeting the Board authorized Benecon to take over administration of the Township's HRA Plan because they do it free of charge and SEK was previously charging the Township for it. As part of the transition, Benecon reviewed the document and re-wrote it. They did not change any details of the plan, other than the formatting of the document. 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 Chairman to sign the Health Reimbursement Arrangement (HRA) Plan Document prepared by Benecon, as presented.

The Engineer informed the Board that the Township has been using the Cold in Place Recycling (CIPR) process for the past four paving seasons, and it is time to solicit bids for the 2022 paving season. In reviewing projects for this year, the following roads were considered: Grand Point Road, Nyesville Road, White Church Road and Shearer Road. In looking at the cost, it seemed like the best option would be to do a portion of White Church Road (from Stillhouse Hollow Road to Orchard Road) and Shearer Road. The area of White Church Road would tie into the new bridge constructions and Stillhouse Hollow Road, which was done last year. Shearer Road is a highly used road and would tie into Mountain Shadow Road, which was also done last year. The Chairman added that he spoke with Mike Bullock from Recon; since they have already looked at these roads in the past and already took core samples, all he would have to do is pull them for the design. Mr. Bullock also confirmed that if Recon was awarded the bid, they would be able to have the work complete this year. Supervisor Corwell asked if there was a way to make the intersection at Mount Pleasant and Shearer Roads less of a dip; the Chairman responded that yes that could be done and was actually one of the things he discussed with Mr. Bullock. 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 advertising and receipt of sealed bids for the 2022 Cold in Place Recycling on Shearer Road and a portion of White Church Road; bids should be received at the Township building no later than June 14, 2022 at 3:00 PM Eastern Prevailing Time and will be opened and read aloud at the regular scheduled meeting on June 14, 2022 at 7:00 PM Eastern Prevailing Time.

Supervisor Corwell reported that the Township has been working on outside repairs to the Corker Hill property for the last several years, and he would like to ask the Board to authorize the advertisement of a request for sealed bids for painting the exterior of the house and two barns. The bid documents are prepared and ready to go. 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 advertising and receipt of sealed bids for the Corker Hill Exterior Painting Project; bids should be received at the Township building no later than June 14, 2022 at 3:00 PM Eastern Prevailing Time and will be opened and read aloud at the regular scheduled meeting on June 14, 2022 at 7:00 PM Eastern Prevailing Time.

The Solicitor reported that there will be two hearings on June 22, 2022 at the Greene Township MDJ Office – one for HR Recycling and one for Carolyn Martin. The Patterson appeal to the Zoning Hearing Board was settled privately by the parties, so the hearing was cancelled. The floodplain enforcement issue against Lincoln Dell Camping was settled by compliance, so the complaint has been withdrawn. He is hoping to have the Dan Ryan Builders street dedications for the June meeting. The Engineer responded that he spoke to them today and they should be complete tomorrow and ready for the next meeting. The Solicitor reported that he has provided a draft Special Events Ordinance to the Board for review. He stated that the final plan for phase 1 of the Scot Greene Development should be going before the Board soon; he was asked to review the HOA agreement and gave his comments to the Solicitor for D.R. Horton. He has not heard any updates on the Jaindl appeal. The Solicitor informed the Board that he will be out of town for the June 28th meeting; Sam or Tyler will be filling in for him.

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 30364 through 30409 and nine ACH transactions to be paid from the general fund, check numbers 3829 through 3834 to be paid from the liquid fuels fund and check numbers 2260 through 2262 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:20 pm.

Respectfully submitted,

Secretary