

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, October 25, 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 noon, advised that the meeting will be recorded for accuracy purposes. No visitors were present at the meeting.

At this time, the Chairman opened the Public Hearing scheduled for this date, time and place to review and consider Proposed Greene Township Ordinance 2022-5 to amend zoning text regarding self-storage units and agricultural equipment sales and services. The Zoning Officer (ZO) noted that the Greene Township Planning Commission (GTPC) reviewed the Ordinance at their meeting on September 12 and had a few recommendations. Those changes were made and the GTPC reviewed again at their meeting on October 3 and recommended approval. The ZO gave a brief summary of the Ordinance, noting that it adds agricultural equipment sales and service facilities as a conditional use within the agricultural district. The Ordinance provides a definition for agricultural equipment sales and service facilities, as well as specific conditions that must be met regarding where the facility could be located. The other half of the amendment relates to mini self-storage units in the highway commercial district. The Ordinance provides much more detail in regards to the layout of the facilities, including open storage areas. Open storage areas are no longer permitted unless attached to a mini storage facility. The Ordinance also provides additional stipulations on parking requirements. The Zoning Officer (ZO) confirmed that all required agencies were provided a copy of the Proposed Ordinance and that the Public Hearing was advertised in the local newspaper on October 4 and 12, which meets the advertising requirements. The Solicitor noted that the requirements that must be met for an agricultural equipment sales and service to be approved as conditional use in the AR zone are more than a page long. The criteria are purposefully long to ensure that quality operations are established, rather than lawn mower repair businesses popping up everywhere. The Solicitor added that in order for a conditional use to be approved, each requirement must be met. Supervisor Brookens asked if expansion of pre-existing uses would trigger the conditional use requirement; the ZO responded yes, that is correct.

The Chairman closed the Public Hearing at approximately 12:07 pm and then convened the Regular Meeting by entertaining a motion to adopt Greene Township Ordinance 2022-5. 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 2022-5 as presented.

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

No public was present for public comment.

The ZO presented the Wolford/Ulrich 1 Lot Final Subdivision/Lot Addition Plan located off Mount Cydonia Road. The Plan proposes to subdivide approximately 5 acres from the Wolford property and convey it to the adjacent Ulrich property. The ZO noted that the Board granted a waiver at the last meeting in regards to map scale. The Franklin County Planning Commission reviewed the Plan with no comment. A non-building waiver was sent to DEP on Aug 30. The Township Planner commented that the property owner's name needed corrected on the index map, and that has been addressed. Due to the Plan's simplicity, the ZO reviewed it on behalf of GTPC and recommends approval. The Engineer has no comments. 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 Wolford/Ulrich 1 Lot Final Subdivision/Lot Addition Plan as presented.

Supervisor Brookens presented a quote from Atlantic Tractor LLC for a John Deere Utility Tractor. He explained that at a previous meeting, the Board approved a mini grant application for the Scotland Youth League. The grant was for the purchase of a John Deere Utility Tractor and box blade. After the approval, it was discovered that the Township could purchase the equipment on state contract for a lesser price and then donate the equipment to the non-profit organization. The Township received a quote from the same dealer with state contract pricing, and it was approximately \$5,000 less. The box blade was not available on state contract. The Solicitor added that the purchase could be approved now, but the donation should be documented in the mini grant file for record keeping purposes and a Resolution should be adopted to make the mini grant in kind rather than cash payment as previously approved. 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 purchase of a John Deere tractor off state contract for \$15,321 and a box blade for \$1,000.

The Treasurer presented a request for refund of \$9.50 held in escrow for the Roach 1 Lot Final Subdivision Plan. The Plan has been approved and the \$1,000 bond was returned at the prior meeting; \$9.50 remains to close out the escrow account. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to refund the escrow balance of \$9.50 for the Roach 1 Lot Final Subdivision Plan, payable to Bradley and Heather Roach.

The Solicitor reported that Rutter's has withdrawn their Zoning Hearing Board appeal. He also reported that he and the ZO recently developed a voluntary sketch plan agreement with an escrow fee. This would be for developers to meet with the Township to discuss a sketch plan prior to a formal plan being submitted. The Township received its first one and the sketch plan meeting is scheduled for this Thursday. He added that he would email the Stormwater easement for the Lincoln Dell Camping Plan to the ZO by the end of the day.

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 30741 through 30759 and six ACH transactions to be paid from the general fund, check numbers 3868 through 3876 to be paid from the liquid fuels fund and check numbers 2275 and 2276 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:23 pm.

Respectfully submitted,

Secretary