

March 22, 2023  
Greene Township Board of Supervisors  
Public Hearing

The Greene Township Board of Supervisors held a public hearing on Wednesday, March 22, 2023 at 6:00 pm, for the Metropolitan 4, LLC Conditional Use Application. Due to a need for additional space, the hearing was held at the Fayetteville Volunteer Fire Department Social Hall, 101 W. Main Street, Fayetteville PA 17222.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Kurt Williams – Solicitor, Daniel Bachman – Zoning Officer, Gregory Lambert – Engineer, Lindsay Loney - Secretary/Treasurer

Visitors: See List

The Chairman called the meeting to order at 6:00 pm, advised that the meeting will be recorded for accuracy purposes and visitors were asked to sign in.

The public hearing was opened. A court stenographer was present and the transcript will be the official record. Copies can be obtained by contacting the stenographer at:

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Off the record, the Solicitor opened the floor for unsworn public comment.

Lloyd Beers (137 Harvest Lane) spoke about how the population increase would affect both Greene and Guilford Townships. Ragged Edge Road would become the main route to I-81 as well as the shopping areas on Norland Avenue and Lincoln Way East, causing “unimaginable” impacts on traffic. The undulating topography will exacerbate the impacts of storm water runoff, and the land elevation makes it so that multi story apartments will tower over neighborhood homes, making screening plans for privacy, noise and light less than effective. He noted that most homes in his neighborhood are nearly 50 years old and as they come up for sale many are being quickly purchased by families with children who are riding bikes and playing in neighborhood yards. These homes attract new buyers because they have stood the test of time through private ownership and continued investment. Mr. Beers closed by stating that these homes represent sound investments and should never be bounded by depreciable structures under absentee corporate ownership; the safety, integrity and worth of the North Guilford Hills neighborhood is at stake.

Carol Seltzer (157 Summer Breeze Lane) stated that her family has lived in the Summer Breeze development for 15 years. Her husband is an Army combat veteran and she is a nurse. They have been stationed all over the world and chose to return to Chambersburg and purchase the home they did because of the small town, peaceful feeling. They both work outside of Chambersburg, but choose to commute because they love the quiet neighborhood, warm neighbors and rural setting. She explained that she enjoys running in the area and a lot of other residents run, walk and bike in the area as well. The increase in traffic would be dangerous and there are no sidewalks to protect them. She closed by asserting that this complex would devastate the entire area with noise, light pollution and loss of property values.

Iris Yu (115 Summer Breeze Lane) explained that she grew up in Taiwan and then lived in Montgomery County, MD. Four years ago, she moved to the Summer Breeze development to get out of the

city. She enjoys gardening in the peacefulness of her yard, and she will not feel safe doing that with strangers directly behind her home. She expressed concern that trash might pile up behind the apartment buildings, especially where they back up along the tree line. She also expressed concern about suspicious activity occurring and loud noise from the parking lot. She is concerned that calling the police or property owners would not help since renters come and go and there would be no consistency.

John Martin, Jr. (528 Ragged Edge Road) described the view from his front porch, which is directly east of the proposed development. He stated that a portion of his property is recognized as flood plain. He already has issues with water during heavy rains and can only imagine what it would be like with the additional development. He was raised on a farm and purchased a 40-acre property approximately 50 years ago. The house is over 100 years old and he has renovated the now 15-acre property both inside and out. It is his pride and joy, and the thought of towering buildings across the street makes him feel like he can no longer breathe. He described the increase in traffic along Ragged Edge Road as frightening.

Michelle Jansen (257 Westover Way) stated that she has lived in her home for almost 23 years. Part of the American dream is home ownership and the ability to choose where one's home is located. This project would negatively affect the peace, safety and ability to live in a stable neighborhood. She stated they always knew the field would eventually be developed, but assumed it would be like the rest of the surrounding area. A high-density apartment complex would be a stunning deviation from the surrounding neighborhoods. It would significantly transform the character, culture and cohesiveness of the neighborhood. Ms. Jansen argued that the problem stems from home ownership vs rentals. With home ownership comes a sense of responsibility and in those developments, everyone takes great care of their homes and watches out for their neighbors. She argued that we are in economic crisis right now due to poor government policies, which are significant in causing a housing crisis and there are always those that take advantage of such a short-term gain. Ms. Jansen referenced the movie "It's a Wonderful Life" to explain how stable home ownership has a positive effect on the entire community. She recognized the need for more affordable housing in the area, but asserted that destroying the culture, character and attractiveness of home ownership in some of the most established areas is not the solution. She added that there is plenty of land more suitable in the township that would have more access to transportation, more walkability, etc. She pointed out that the Franklin County Commissioners are opposed to the plan, as well as Mike Ross of the Franklin County Area Development Corporation, who is someone that cares about the development and economic growth of the County.

Karen Cobb (169 Summer Breeze Lane) explained that her home backs up to the farmland of the proposed development. They moved from northern Virginia and love their home, neighborhood and area. She described how important the field is to her autistic grandson, especially the "gorgeous sunset". If these 676 apartments are built behind their home, their lives will change. The buildings will block the view of the night skies, lights will shine in their windows and the noise from 1,600+ people as well as air conditioners and heating units will disrupt the quiet atmosphere. The apartments would also decrease their home's value and make it hard to sell. Ms. Cobb closed by stating she understands the need for apartments, but this is not the location for it.

Steve Ozanski (1917 Hafer Road) asserted that he hopes the Township has made a financial study of cost versus benefit of this apartment complex. He made note of the housing crisis and questioned if more housing is needed in this area and if these apartments were the best way to do it.

Michael Knepper (163 Colonial Drive) stated that he hopes that any votes taken on the matter are made completely public – the debate, questions, answers, voters and how they voted.

The Zoning Officer reported that he received sixteen hard copy and/or email comments from residents. He also had numerous phone calls and in person conversations and has kept a log of those. The Solicitor stated that the Board will take these written public comments under advisement in accordance with the Sunshine Act.

Following public comment, the hearing continued on the record (see transcript).

Off the record, at approximately 7:10 pm, the Chairman recommended the Board break for an executive session to discuss testimony and information provided this evening and to receive legal advice from the Solicitor. At approximately 7:35 pm, the Board returned and the hearing continued on the record (see transcript).

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to deny the Conditional Use Application for Metropolitan 4, LLC based on the recommendation of the Greene Township Planning Commission.

Reasons for the Board's decision are detailed in the transcript. In accordance with the Municipalities Planning Code, the written decision will be mailed to the applicant and to any involved parties no later than Monday, May 8, 2023. A copy will be posted on the Township website the same day it is mailed.

The Chairman adjourned the meeting at 7:36 pm.

Respectfully submitted,

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Secretary/Treasurer