

The Greene Township Planning Commission met Monday, April 10, 2023 at 7:00 p.m. in the Township Municipal Building, 1145 Garver Lane, Chambersburg, Pennsylvania. Present: William Green, Chairman; Ralph “Kip” Feldman, Rich Fogal, Brian Kuhns, and Brooke Wenger, Members; Gregory Lambert, Township Engineer; Daniel Bachman, Zoning Officer; and Tyler Beaston, Solicitor.

### **VISITORS**

See attached list.

### **CALL TO ORDER**

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

### **APPROVAL OF MINUTES**

On a motion by Member Fogal, seconded by Member Feldman, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the March 13, 2023 meeting as presented.

### **PRIVILEGE OF FLOOR**

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

### **REVIEW MONTHLY ZONING OFFICE REPORT FOR MARCH 2023**

The Zoning Officer (ZO) presented the Zoning Report for March 2023 for informational purposes, and it shall stand approved as presented and become part of the official record.

### **COLONIAL ESTATES - FINAL LAND DEVELOPMENT PLAN**

The Zoning Officer (ZO) presented the Final Land Development Plan for Colonial Estates Mobile Home Park located off of Lincoln Way East in Fayetteville. The applicant proposes relocation of an existing office, and construction of a twenty-four (24') by forty-eight (48') foot office / maintenance building located along Cameo Drive. The current office is a mobile home that is only manned two or three days per week and the applicant proposes construction of a smaller facility that would also serve as a maintenance building to store equipment. Franklin County Planning Commission reviewed the plan with no comment; the sewage planning exemption was submitted, but was lacking information which delayed it from going to DEP. The Sewage Enforcement Officer has since forwarded the additional information to DEP and it is currently under review. When DEP issues their approval for 1 EDU, the plan will go back to Greene Township Municipal Authority for review and approval; Guilford Water Authority approved the plan; and Franklin County Conservation District has deemed the erosion and sedimentation controls adequate. The proposed development will generate one (1) new peak hour trip in Traffic Service Area 7 (TSA-7) for a total Transportation Impact Fee of \$1,414.00. The ZO reviewed the Planner's comments (attached) and noted that in reference to comment #4 regarding the waiver request of various ordinance requirements (minimum plan scale, metes & bounds description, and adjoining landowners and their respective deed/tax map parcel identifiers) the Board of Supervisors granted a waiver of those requirements at the March 28<sup>th</sup> meeting. The Township Engineer reviewed his comments (attached) and noted that the proposal adequately complies with the requirements of the Stormwater Ordinance, therefore he recommends approval of the plan subject to establishing a bond for the stormwater trenches. Member Fogal asked if the stormwater trenches will be covered, and the Engineer explained that they will be covered with a series of 4" pipes that will infiltrate inside the stormwater trenches, which is more than adequate capacity. Member Feldman asked if this would be considered a commercial use in this area and the

ZO explained that a mobile home park does permit an office space which is what this is considered. Chairman Green asked how the maintenance shed in the rear of the proposed building will be accessed if the main access is located at the front of the building, and the Engineer explained that the maintenance equipment will be limited to lawn mowers and light maintenance equipment and should not be an issue. The Chairman suggested that the garage door be located on the front of the building rather than the back of the building in order to access the maintenance area. The ZO explained that there is a 5 ft. wide concrete ramp for handicapped access along the front of the building and ADA requirements will need to be met for access. On a motion by Member Feldman, seconded by Member Kuhns and by a vote of 5-0, the Final Land Development Plan for Colonial Estates was approved subject to the comments of the Planner and Engineer, and that a bond for the stormwater trenches be established. It was moved by Member Fogal and seconded by member Kuhns to amend the motion to include approval of the plan subject to DEP and Greene Township Municipal Authority approval.

**ADJOURNMENT**

There being no further business before the Commission, the Chairman adjourned the meeting at approximately 7:22 P.M.

Respectfully submitted,

/s/ Ralph (Kip) Feldman, III, Secretary

GREENE TOWNSHIP PLANNING COMMISSION