

The Greene Township Planning Commission met Monday, May 8, 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. and advised that the meeting will be recorded for accuracy purposes.

APPROVAL OF MINUTES

On a motion by Member Wenger, seconded by Member Fogal, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the April 10, 2023 meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR APRIL 2023

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

GREENE ACRES – 38 LOT PRELIMINARY SUBDIVISION PLAN

The Zoning Officer (ZO) presented the 38 Lot Preliminary Subdivision Plan for the Greene Acres development located off of Brownsville Road in Fayetteville. The Original project received Preliminary Plan approval in 2007 as a three phased development. Phase 1 was approved as a Final Plan and some of the homes were constructed and sold off. Phase 1A was approved in 2008 and portions of it were sold as well. The current plan proposes to take over the remaining lots from Phase 1 and 1A and upgrade them from the prior preliminary approval. The applicant proposes construction of duplex dwellings located in the R-1 Zoning District, which is consistent with the previously approved preliminary plan. Franklin County Planning Commission reviewed the plan with no comment; Greene Township Municipal Authority has yet to review the plan because the sewage planning module was incomplete as submitted; Guilford Water Authority submitted comments in regard to the plan; and the Franklin County Conservation District has provided no comments to date. The Engineer and Planner’s comments are included in the packets and are extensive in nature (see attached). This is the initial presentation of the plan and it will need considerable revisions before it is ready for review by the Board. On a motion by Member Feldman, seconded by Member Kuhns and by a vote of 5-0, the 38 Lot Preliminary Subdivision Plan for Greene Acres was tabled based on the extensive comments of the Planner and Engineer.

ADJOURNMENT

There being no further business before the Commission, the Chairman adjourned the meeting at approximately 7:20 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION