

## **MINUTES - GREENE TOWNSHIP PLANNING COMMISSION MEETING    AUGUST 14, 2023**

The Greene Township Planning Commission met Monday, August 14, 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, and Brooke Wenger, Members; Daniel Bachman, Zoning Officer; and Tyler Beaston, Solicitor. Absent: Brian Kuhns, member; and Gregory Lambert, Township Engineer.

### **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 Fogal, seconded by Member Wenger, and by a vote of 4-0, the Board unanimously voted to approve the minutes of the May 8, 2023 meeting as presented.

### **PRIVILEGE OF FLOOR**

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

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

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

### **CONSIDERATION OF SKETCH PLAN – WAWA CONVENIENCE STORE**

The ZO presented a proposed Sketch Plan for the Wawa Convenience Store located at the intersection of Kohler and Walker Roads. The Township has been in negotiations with Penn Dot in an attempt to signalize that intersection, but Penn Dot is concerned that a signal will potentially back up traffic onto the interstate. The latest exchange between the Township’s Traffic Engineer and Penn Dot seemed to indicate some optimism to having the signal permitted. The Engineers comments reflect concerns that the grading and contouring on site may impact the design, and also cautioned of the overhead electric lines and right-of-way coming from the Borough’s adjacent substation. The Township Planners comments indicate concern that the proposed parking spaces are located closer than 10 feet to the proposed building, as well as the concern that the site’s proposed northern driveway is not directly opposite and is positioned less than the minimum required 75 feet from the Kohler Road / Walker Road three-way intersection. He also noted that sidewalks along street frontages are a requirement for all commercial development unless otherwise waived by the Board of Supervisors. Properties in this Zoning district are limited to a maximum of one freestanding sign; however, two signs are currently shown on the plan, and any relief from that requirement would need to be in the form of a variance from the Zoning Hearing Board. The applicants introduced themselves as Claudia Shank with McNeese Wallace and Nurick, Mark Whitaker with Dynamic Engineering, and Eric Mountz with Traffic Planning and Design. Ms. Shank stated that she is hoping to receive informal feedback on the plan from the Board, as well as the Traffic Engineer’s review letter with the estimate of the Traffic Impact Fee. She asked about access to the site and how the timing may dovetail some of the other improvements that will be completed. She stated that they are not planning on installing traffic signals as part of this proposal, but they do have concerns about making sure that none of their access points will be limited or restricted, depending on the future planning of the Township. The ZO referred to a note on the plan regarding construction of the facility and the timing of the improvements, and he does not think the facility will be constructed before the improvements are completed; however he acknowledged the need for coordination with the timing of the signalization and the proposed improvements. Mr. Mark Whitaker stated that the project will include fueling canopies for 16 fueling positions, 62 parking spaces, a remote trash compactor, and a recycling dumpster in the northwest corner. There will be two access points and they are proposing full access at both of those driveways. Resident Glenn Shetter introduced himself as a former member of the Planning Commission and voiced his concern with traffic backups on Kohler Road

coming from the proposed stop light. He noted that Wellspan traffic will not be permitted to turn left onto Kohler Road and the Wawa driveway is directly across from that. He asked if Wawa customers will be permitted to turn left, or will they be required to turn right and go to the round-about like the Wellspan traffic? Ms. Shank explained that she is concerned with that as well, and if there were to be a restriction like that, they would not be able to move forward with the project unless the signalization was a sure thing. Mr. Shetter stated that every municipality in the state of Pennsylvania is mandated to take the health, safety, and welfare of its residents into consideration, and noted the concern of the Planning Commission as well as the Board of Supervisors with that intersection. It is still a very dangerous intersection that will continue to get more congested until the improvements are made, including the round-about. Ms. Shank stated that the area is specifically zoned for this type of development, and the main concern is timing. Mr. Eric Mountz with Traffic Planning and Design explained that there is a secondary driveway to the north that is in close proximity to where people will be exiting the round-about, and noted the need for a traffic study. Member Fogal asked what the timetable for this project will be, and Ms. Shank stated that they would like to move forward with Land Development right away, so she anticipates 12 – 18 months for approvals, and construction immediately following. Member Fogal explained that as previously mentioned, there are traffic issues that don't have a timetable on as to when they are going to be resolved. Ms. Shank stated that they will work to have a design that will work with the plan in the proposed condition, but the concern is making sure that if the proposed improvements are installed, they don't have limitations on the access. If there are limitations, they want to know before moving forward with the planning process. Mr. Whitaker asked the ZO to elaborate on Penn Dot's concerns, and the ZO explained that originally Penn Dot's answer was no, but then the Township got the State Representative involved and Penn Dot seemed willing to reconsider. Some tweaks were made to the design, and Penn Dot is currently reviewing the plan. It's a matter of working through the details of the turning movements to make sure Penn Dot is comfortable that traffic won't be backed up out to I-81. The Township is willing to do the improvements to the road network in that area and the round-about, but it's a matter of getting Penn Dot satisfied. The ZO asked Ms. Shank if she had been in contact with the developer as far as extending utilities to the site, and she stated that they spoke with the developer for Wellspan and it is her impression that that project is on hold right now, and it doesn't sound like they will be making that extension anytime soon. She thanked the Board for their time.

The ZO presented the proposed amendments to the Greene Township Code. The nature of the amendments are uses not provided for, definitions for newly introduced medical use terms, and special exception uses. The current Ordinance does not have a provision for uses that are not provided specifically for, so this gives a provision for a use that is not listed. There is currently not a provision for special exceptions, so the Solicitor created some verbiage of establishing that process, which states that whenever a residential use is neither specifically permitted nor prohibited, an application shall be referred by the ZO to the Zoning Hearing Board as a special exception. The other aspect of the proposed amendment will be the clarification of definitions that deal with medical facilities. The definitions for various type medical facilities, hospitals, etc., isn't necessarily consistent with what's out there today, so this Ordinance will bring those definitions up to date. The ZO noted that this is just a draft document provided by the Township Planner, and the Solicitor is currently preparing the actual Ordinance Amendment. The Solicitor explained that the drafting of the actual Ordinance has started and will most likely be ready for review at next month's meeting

Member Fogal asked if there have been any updates on the Jaindl Project or the Ragged Edge development. The ZO explained that the Township asked the State Supreme Court to hear an appeal on the Jaindl case, but they were not interested in hearing the case, so the developer won and they will be submitting a revised plan in the near future. The use will be a non-conforming use in the Transitional Commercial district which means they cannot expand or do much of anything without appearing before the Zoning Board. There is also still concern with the sewer and water that they will need to address. As far as the Ragged Edge development project, that has changed hands to local residents who purchased the property and are proposing six or seven 1 - 2 acre parcels.

**ADJOURNMENT**

On a motion by Member Fogal, seconded by Member Wenger and by a vote of 4-0, the Planning Commission motioned to adjourn the meeting at approximately 8:10 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION