

The Greene Township Board of Supervisors held a regular meeting on Tuesday, August 22, 2023 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg PA 17202.

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

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

The minutes of the regular meeting held August 8, 2023 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Lieutenant Tandy Carey introduced herself as the new station commander for the Chambersburg PSP barracks. The Chairman welcomed her.

The Zoning Officer (ZO) presented a request for waiver of Greene Township Code 85-18.A, plan scale not smaller than 1" = 100', for the Chambersburg Saddle Club Subdivision Plan. The plan proposes to subdivide a portion of the Chambersburg Saddle Club tract to the adjacent Lincoln Dell Campground property. The Township Planner spoke in favor of the waiver due to the size of the tract. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-18.A, plan scale not smaller than 1" = 100', for the Chambersburg Saddle Club Subdivision Plan.

The ZO presented a request for waiver of Greene Township Code 85-18.A, plan scale not smaller than 1" = 100', for the David Hurst Subdivision Plan. The plan proposes subdivision of a large farm property. In order to show the entire property on one page, the scale needs to be smaller. The Township Planner spoke in favor of the waiver due to the size of the tract. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-18.A, plan scale not smaller than 1" = 100', for the David Hurst Subdivision Plan.

The ZO presented a request for waiver of Greene Township Code 85-38.D.3, the handle portion of a panhandle lot shall not be longer than 200 feet, for the David Hurst Subdivision Plan. The ZO spoke to the surveyor, who explained that the other option would be to have a right of way (ROW) agreement through the adjacent property, but the owners would rather not do that. The panhandle length is approximately 1,400 feet long and 50 feet wide. The ZO explained that the purpose of this section of the code was to limit panhandle lots within a development. In this case, a large property (over 100 acres) is being divided in half, and the panhandle would be to access the lot in the back. At this point, there is no intent to build a residence on the back lot. The Solicitor asked what would be the future ability to subdivide the back lot. The ZO responded that if it were subdivided, there could not be more than three lots off a single access. Sewage testing would also be a factor. The Solicitor noted that if approved, there could potentially be a 1,400-foot driveway serving three residences in the future. However, a deeded access is typically preferable to a ROW, especially for any potential sales in the future. The Engineer agreed that he supports a panhandle over a maintenance agreement. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-38.D.3, the handle portion of a panhandle lot shall not be longer than 200 feet, for the David Hurst Subdivision Plan.

The ZO presented the Colonial Estates 1 Lot Final Land Development Plan, located off Lincoln Way East. The mobile home park currently has an office building and separate maintenance building. This is a simple plan that proposes to construct a maintenance/office building at a new location within the park. The

plan was presented to the Greene Township Planning Commission in April and they recommended approval subject to DEP approving the sewage planning and a traffic impact fee being determined. The Franklin County Planning Commission reviewed the plan with no comment. Guilford Water Authority approved the plan. A copy was provided to Greene Township Municipal Authority, but the sewer in the park is private so no action needs to be taken. The sewage planning module was approved by DEP. The Conservation District deemed erosion sedimentation controls adequate. The Planner's comments have been addressed. The Board previously approved a waiver regarding minimum plan scale and metes and bounds. The Engineer confirmed that the applicant provided a Stormwater design estimate of \$7,091.88 and he is satisfied with the design and estimate. He recommends approval subject to the Stormwater bond being posted. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Colonial Estates 1 Lot Final Land Development Plan with the following conditions: a Stormwater bond in the amount of \$7,091.88 be paid prior to the release of the plans and a traffic impact fee in the amount of \$1,414.00 be paid at the issuance of a land use permit.

The ZO presented the Chambersburg Saddle Club 1 Lot Final Subdivision/Lot Addition Plan, bordering Lincoln Way East in Fayetteville. The plan proposes to subdivide a portion of the Saddle Club property and convey it to the adjacent Lincoln Dell property. He explained that some mobile homes and other structures belonging to Lincoln Dell had been placed on the Saddle Club property, and this plan will correct that. The Franklin County Planning Commission reviewed with no comment. The ZO stated that he reviewed the plan on behalf of the Greene Township Planning Commission and recommends approval. The non-building waiver has been sent to DEP. The Planner's comments have been addressed and the Engineer had no comments. Mike Runyon, surveyor for the applicant, explained that Lincoln Dell used to lease the area from the Saddle Club so that is how the properties were placed on the saddle club property. This subdivision will clean that up. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Chambersburg Saddle Club 1 Lot Final Subdivision/Lot Addition Plan as presented.

The ZO presented the Brindle Martin Stormwater Management Plan for the demolition and rebuild of a poultry barn. The Franklin County Conservation District has approved the erosion and sedimentation plan. The Engineer explained that the main purpose of the plan is to provide erosion sediment control at the splash line where water runs off the barn roof. The plan proposes a stoned area around the perimeter of the building so that the runoff is conveyed to the subgrade rather than splashing off the ground. The Engineer is satisfied with this plan and recommends approval. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Brindle Martin Stormwater Management Plan as presented.

The ZO presented the David Hurst 1 Lot Final Subdivision Plan, located on Rice Road. The plan was just reviewed earlier in the meeting when the waiver regarding panhandle length was approved. The non-building waiver has been sent to DEP. The ZO stated that he reviewed the plan on behalf of the Greene Township Planning Commission and has no comments. The Township Planner's comments have both been addressed (panhandle length and the non-building waiver). The Franklin County Planning Commission reviewed the plan with no comment. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the David Hurst 1 Lot Final Subdivision Plan as presented.

The Chairman announced that he would like to schedule a public hearing for the public to comment on the proposed zoning text amendments. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to schedule a public hearing for proposed zoning text amendments to be held September 26, 2023 at noon at the Greene Township Meeting Room (1145 Garver Lane, Chambersburg PA 17202).

The Chairman noted that it is time to solicit sealed bids for ultra-low Sulphur diesel and #2 fuel oil. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize advertisement and receipt of sealed bids for #2 fuel oil and ultra-low Sulphur diesel. Those bids shall be received no later than September 12, 2023 at 3:00pm and will be opened at the regularly scheduled meeting on September 12, 2023 at 7:00pm.

The Solicitor had no comments this afternoon.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 31456 through 31483 and six ACH transactions to be paid from the general fund, check numbers 3922 through 3925 to be paid from the liquid fuels fund, and check number 2299 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:35 pm.

Respectfully submitted,

Secretary/Treasurer