

The Greene Township Planning Commission met Monday, September 11, 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; Daniel Bachman, Zoning Officer; Gregory Lambert, Township Engineer; and Tyler Beaston, Solicitor.

VISITORS

No visitors were present.

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 Kuhns, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the August 14, 2023 meeting as presented.

PRIVILEGE OF FLOOR

No visitors were present for public comment.

REVIEW MONTHLY ZONING OFFICE REPORT FOR AUGUST 2023

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

CONSIDERATION OF PROPOSED AMENDMENTS TO GREENE TOWNSHIP CODE – USES NOT PROVIDED FOR, DEFINITIONS FOR MEDICAL TERMS, SPECIAL EXCEPTION USES

The ZO presented the proposed amendments to the Greene Township Code. The draft amendment was reviewed at the prior meeting and no changes were made. The nature of the amendments are uses not provided for in the Zoning Ordinance, definitions for newly introduced medical use terms, and special exception uses. The current Ordinance does not have provisions for uses that are not provided for, so this gives a provision for a use that is not listed. There is currently not a provision for special exceptions, so this allows for a hearing before the Zoning Hearing Board to request a special exception, which allows the ZHB to set conditions on. 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., is not consistent with current terminology, so this Ordinance will bring those definitions up to date. The Board of Supervisors felt it appropriate to amend the Code for Special Exceptions. The Franklin County Planning Commission was provided a copy of the proposed ordinance and has not commented to date. A Public Hearing is scheduled for September 26, 2023, so a recommendation is needed from the Planning Commission tonight. Member Fogal asked if the ordinance would be made available on the website right away, and the ZO explained that the ordinance has already been available for public inspection at the front desk. Once the Ordinance has been enacted, it is then sent to our eCode 360 and the company that updates the website code book. On a motion by Member Feldman, seconded by Member Kuhns, and by a vote of 5-0, the Board unanimously voted to recommend approval of the proposed amendments to Greene Township Code – Uses not provided for, definitions for medical terms, special exception uses, as drafted.

ADJOURNMENT

On a motion by Member Feldman seconded by Member Fogal and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 7:30 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION