

The Greene Township Planning Commission met Monday, October 2, 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

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 5-0, the Board unanimously voted to approve the minutes of the September 11, 2023 meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR SEPTEMBER 2023

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

PARKING & CIRCULATION PLAN – KENNY’S DRIVE IN

The ZO presented the proposed Parking & Circulation Plan for Kenny’s Drive In located off Philadelphia Avenue in the Highway Commercial (HC) zoning district. What’s proposed is a dual lane kiosk at the front of the property to support the drive thru service provided at the restaurant. The proposed plan appears to provide for a more efficient circulation and will not increase traffic into the facility. The developer provided a tabulation of the parking spaces which meets the Township’s parking regulations, and the drive aisles and stall dimensions also satisfy the Township requirements. The Ordinance does not require a pedestrian walkway, but it was recommended by both the Engineer and Planner that the owner provide a marked pedestrian walkway and additional signage on the north side of the building in light of the increased conflict between drive-thru traffic and walk-in customers. The Engineer explained that the new layout does not require construction of additional impervious surfaces and will not create any additional stormwater runoff, and he recommends approval of the plan. Mr. Joe Gaskill with Kenny’s Drive In noted that there are sidewalks all around the building as well as a “slow, watch for pedestrians” sign at the entrance, and questioned the need for a marked walkway. He explained that his drive-thru has been operating this way for over a year without any problems, but stated that he is willing to add the pedestrian walkway, even though he does not think it will help. Member Green explained that with the addition of two new kiosks, it would be a good idea to have a designated walkway for the people who park in the six stalls between the kiosks and road. On a motion by Member Wenger, seconded by Member Kuhns, and by a vote of 5-0, the Board unanimously voted to recommend

approval of the proposed Parking & Circulation Plan for Kenny's Drive In subject to the Engineer and Planner's comments being addressed.

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 7:15 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION