

The Greene Township Planning Commission met Monday, January 8, 2024 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.

### **ELECTION OF OFFICERS**

On a motion by Member Feldman, seconded by Member Kuhns, and by a vote of 4-0 with Member Green abstaining from the vote, William Green was nominated as the 2024 Planning Commission Chairman. On a motion by Member Feldman, seconded by Member Wenger, and by a vote of 4-0 with Member Fogal abstaining from the vote, Rich Fogal was nominated as the 2024 Planning Commission Vice-Chairman. On a motion by Member Kuhns, seconded by Member Wenger, and by a vote of 4-0 with Member Feldman abstaining from the vote, Ralph “Kip” Feldman was nominated as the 2024 Planning Commission Secretary.

### **SET MEETING DATES FOR 2024**

The Chairman recommended that the meeting dates for 2024 and January 2025 be set for the second Monday of each month at 7:00pm, with the exception of October and November which will be held on Monday, October 7th due to Columbus Day, and Monday November 4<sup>th</sup> due to Veterans Day. On a motion by Member Fogal, seconded by Member Kuhns, and by a vote of 5-0, the Board unanimously voted that the Planning Commission meeting dates for 2024 and January 2025 be set for the second Monday of each month at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, with the exception of October and November which will be scheduled on the first Monday of those months.

### **APPROVAL OF MINUTES**

On a motion by Member Kuhns, seconded by Member Wenger, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the December 11, 2023 meeting as presented.

### **PRIVLAGE OF FLOOR**

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

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

The Zoning Officer (ZO) presented the Zoning Report for December 2023 for informational purposes. He amended the report to include that one Zoning Hearing Board application was received from Chambersburg Petroleum for a property located at 5234 Philadelphia Avenue for a variance to install a canopy over proposed fuel pumps. The Zoning Report for December shall stand approved as presented and become part of the official record.

**CONSIDERATION OF ORDINANCE 2024-1**

The ZO presented proposed Ordinance 2024-1 to amend Chapter 105 to provide alternative design standards for different degrees of apartment and/or townhome developments in the R-1 Zoning District, and to provide consistency throughout Chapter 105 as it pertains to multifamily dwelling related definitions. The Board of Supervisors has scheduled a Public Hearing for the Proposed Zoning Amendment for January 23, 2024 at 12:00pm at the Greene Township Board of Supervisors meeting room located at 1145 Garver Lane, Chambersburg. Member Feldman raised the concern about multi-family complexes and their trash collection, and noted that it would make more sense for the owner of a complex to contract out the collection service and use a centralized collection area rather than individual trash containers. The ZO noted that there is a provision in the Ordinance that addresses solid waste collection for that type of situation. On a motion by Member Feldman, seconded by Member Fogal and by a vote of 5-0, the Board unanimously voted that the Consideration of Ordinance 2024-1 be recommended for approval and forwarded to the Board of Supervisors for consideration.

**FREEDOM IN CHRIST CHURCH – 1 LOT FINAL LAND DEVELOPMENT PLAN**

The ZO presented the 1 Lot Final Land Development Plan for Freedom in Christ Church located in the R-1 zoning district on Sycamore Grove Road. What's proposed is construction of a 4,000 square foot school associated with the church. The plan has been reviewed by Franklin County Planning with no comment; the Greene Township Municipal authority and Guilford Water Authority have approved the plan; the Franklin County Conservation District has deemed the plan adequate; and the plan is currently under review by the Traffic Engineer. A copy of the Engineer and Planners comments are provided in the packets for review. The Engineer gave a brief overview of the church's background and noted that the plan should include an updated parking and circulation plan, as well as the number of classrooms being used and total maximum enrollment in order to calculate the total parking needs on site. The plan should also show how the entrances to and from the property will be configured to accommodate the movement of busses through the campus. He noted that the proposed plan meets the stormwater ordinance requirements. Mr. Jim Maun with William Brindle and Associates explained that there are currently pre-kindergarten thru 12<sup>th</sup> grade occupying four (4) separate areas in the existing facility consisting of 52 students. He explained that there are 93 parking stalls and he is confident there will be no issues in that area, but he will incorporate a table indicating the number of classrooms as well as current enrollment on the plan. He also noted that the school provides transportation which consists of two (2) vans and one (1) short bus. On a motion by Member Fogal, seconded by Member Feldman and by a vote of 5-0, the Board unanimously voted to approve the 1 Lot Final Land Development Plan for Freedom in Christ Church contingent upon the submission and approval of a Parking and Circulation Plan.

**ADJOURNMENT**

On a motion by Member Kuhns seconded by Member Wenger and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 7:50 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION