

The Greene Township Board of Supervisors held a public hearing and regular meeting on Tuesday, January 23, 2024 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg PA 17202.

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

Visitors: See List

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 Chairman opened the Public Hearing scheduled for this date and time to review and consider proposed Greene Township Ordinance 2024-1, which amends Chapter 105 “Zoning” to provide alternative design standards for townhomes and apartments, to remove planned residential developments in the R-1 zoning district and to provide consistency throughout Chapter 105 as it pertains to multifamily dwelling related definitions. The Zoning Officer (ZO) confirmed that the Hearing was advertised in the Public Opinion on December 26, 2023 and January 2, 2024. A copy of the Ordinance was provided to the Franklin County Law Library and posted at the Township office on December 15. The Ordinance was sent to the Franklin County Planning Commission on December 14 and the Greene Township Planning Commission reviewed the Ordinance at their meeting on January 9 and recommended adoption as presented. The ZO reviewed the Ordinance in detail, explaining that the purpose is to increase the minimum requirements for townhomes and planned residential developments, remove planned residential developments in the R-1 zoning district and provide consistency throughout Chapter 105 as it relates to multifamily dwelling units. No comments were made from the Board or the public present. The Chairman closed the Public Hearing at approximately 12:10 pm and convened the regular meeting by entertaining a motion to adopt Greene Township Ordinance 2024-1. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Greene Township Ordinance 2024-1, Chapter 105 Zoning Amendment, as presented.

The minutes of the re-organization meeting held January 2, 2024 shall stand approved as presented and become part of the official record.

The minutes of the regular meeting held January 2, 2024 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Lieutenant Carey of the Pennsylvania State Police asked if the Supervisors had an update on the Scotland Campus so that the station can prepare for any changes. The Chairman responded that the zoning staff met with the current owners earlier this afternoon and they were informed that the property will not be sold. The owners have some new ideas, but no definitive plans at this point. Lieutenant Carey asked about the status of the Chambersburg Mall. The Chairman responded that the owners are looking at possibly subdividing and renovating the property, but no concrete plans have been made and no recent discussions with the property owners have occurred. Lieutenant Carey indicated that the police barracks is continuing to receive many calls to the property for vandalism, criminal mischief, drug activity, etc. There is a maintenance man that checks on the building every day, but he is not there all the time. The Chairman offered to bring this to the mall owner’s attention. When the mall closed, the Township requested the entrances to be gated off. Supervisor Corwell noted that the last time Lieutenant Carey inquired about this, she provided a list of incidents that he forwarded to the property owners and received no response. The Chairman suggested that the Board follow up again and as for a response this time.

The Zoning Officer (ZO) presented the monthly Zoning Office Report for December 2023. The report shall stand approved as presented and become part of the official record.

The ZO presented the annual Zoning Office Report for 2023. He noted that the overall number of land use permits has decreased each year since 2021. He also pointed out that the construction value for 2023 is approximately \$8 million higher than 2022, but the fees collected are about the same. The reason for this is that the Scotland Campus applied for a permit to do interior renovations that consisted of a high construction value, but did not require a zoning inspection so the fee was only \$10. The ZO added that it will be interesting to see how this report changes with the revised permit fees in 2024. The report shall stand approved as presented and become part of the official record.

The ZO presented a request for waiver of Greene Township Code 85-51.A, requirement to construct sidewalks, for the CVBP Lot 3-89-20 Final Land Development Plan. The property is located off Opportunity Avenue across from the Franklin County Jail and proposes construction of a manufacturing facility that will bend and store rebar until distribution to job sites. The applicant's engineer is requesting the waiver due to existing uses and there being no other sidewalks in the area. The ZO explained that when sidewalk waivers have been granted in the past, the Board set conditions that sidewalks be shown on the plan and if required in the future, be installed at the owner's expense. The Township Engineer confirmed that there are no sidewalks in the area. 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 Codes 85-51.A, requirement to construct sidewalks, for the CVBP Lot 3-89-20 Final Land Development Plan with conditions that the sidewalks be shown on the plan and if sidewalks are deemed necessary in future, they will be constructed at the current owner's expense.

The ZO presented the Milton Rotz 1 Lot Final Land Development Plan, located off Pine Stump Road in the AR zoning district. Currently there is a dwelling located along Pine Stump Road, and Mr. Rotz proposes to subdivide that property to construct a single family dwelling on the remainder. The recreation fee is waived due to the one time exemption. The plan will create one new peak hour trip in the transportation service area 3, for a total impact fee of \$1,404. The plan was staff reviewed on behalf of the Greene Township Planning Commission and the ZO recommends approval. The Township Engineer recommends approval, noting the infiltration trench provided on the plan is sufficient for roof runoff. The applicant's engineer explained that Mr. Rotz currently lives in Shippensburg and has numerous farms in the area. This particular lot is rugged and non-farmable, so he is making use of the land by constructing his home on it. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Milton Rotz 1 Lot Final Land Development Plan with condition that the \$1,404 traffic impact fee is paid prior to the issuance of a land use permit.

Supervisor Corwell presented three estimates to replace the failing furnace at the shop. The first quote presented is through Gordian, part of the Keystone Purchasing Network, and the contractor would be Lobar. Two options were provided: replace with a similar furnace that is there now \$53,167.57 or install three gas fired unit heaters \$39,954.95. Mann Plumbing & Heating in Fayetteville quoted a replacement furnace and installation for a price of \$34,500, with a 3-4 week lead-time. Mann Plumbing indicated that they are a CoStars participant but did not provide their number. The third quote is from Stouffer Mechanical Contractor located in Letterkenny. The total price is \$29,834.97 and includes the furnace, installation and one year of maintenance. SMC did provide a CoStars number and has a lead-time of 3-4 weeks. The Chairman commented that he was not in favor of the quote for three units because of limited space and the potential for three units to go bad down the road. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the quote from Stouffer Mechanical Contractor for a new furnace, installation and annual maintenance included for a total of \$29,834.97.

Supervisor Brookens presented a quote from Game Time for a replacement spring rider for the park playground area. The current piece has a cracked handrail due to wear and tear, and it cannot be repaired. The quoted piece is similar but not exact. The cost for the equipment only is \$3,721.07. The park crew will handle the installation. On a motion by Supervisor Corwell, seconded by Chairman Burns, and by a vote of 3-0, the Board unanimously voted to approve the quote from Game Time for a replacement spring rider in the amount of \$3,721.07.

Supervisor Brookens presented a quote from Lawn and Golf for a Husqvarna robotic mower. This will be the Township's first attempt to utilize robotic technology and will be for use on the playing fields. During the busy season, the park crew is typically on the fields three times per week mowing, and this will help reduce that to once per week. The quote provided is CoStars pricing and is \$6,036.17. On a motion by Supervisor Corwell, seconded by Chairman Burns, and by a vote of 3-0, the Board unanimously voted to approve the quote from Lawn & Golf for a Husqvarna robotic mower in the amount of \$6,036.17.

The Solicitor reported that he spoke with Jaindl's council regarding the need for a conference with Judge Krom scheduled for February 13th. Both sides agreed that the conference is not needed and a request was submitted for a 90-day extension. Attorney Kaplan said he received the Township Planner's comments, and he is waiting on the Engineer's comments.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 31796 through 31824 and seven ACH transaction to be paid from the general fund, check number 3957 to be paid from the liquid fuels fund and check numbers 2311 and 2312 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:50 pm.

Respectfully submitted,

Secretary/Treasurer