

The Greene Township Planning Commission met Monday, February 12, 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.

### **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 January 8, 2024 meeting as presented.

### **PRIVILEGE OF FLOOR**

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

### **REVIEW MONTHLY ZONING OFFICE REPORT FOR JANUARY 2024**

The Zoning Officer (ZO) presented the Zoning Report for January 2024, as well as the 2023 year end Annual Zoning Report. He noted that although the number of permits decreased by approximately 50 permits, the zoning fees and construction value increased significantly for the year. The monthly Zoning Report for January 2024, as well as the 2023 Annual Report shall stand approved and become part of the official record.

### **CVBP PARCEL 3-89-20 – FINAL LAND DEVELOPMENT PLAN**

The ZO presented the Final Land Development Plan for Cumberland Valley Business Park located in the Heavy Industrial (HI) zoning district on Opportunity Avenue. What’s proposed is construction of a 52,500 square foot manufacturing facility. He noted that the Franklin County General Authority no longer exists and the sewer and water authorities have been sold to York Water Company, who has approved the plan; the sewage planning was previously approved by PA DEP; the Franklin County Planning Office reviewed the plan with no comment; and the Franklin County Conservation District approved the plan. The Traffic Engineer reviewed the plan and determined that the project would create 28 new peak hour trips for a total Traffic Impact Fee of \$16,604.00. The Planner and Engineer’s comments are included in the packets for review, and the Engineer noted that stormwater from the site is provided via an infiltration basin located at the rear of the lot which is adequately sized and designed to meet both quantity and quality control standards. He also noted that the plans include two accesses onto Opportunity Avenue and indicate curb radii’s of 40’ and 45’ which exceed the 25’ maximum allowed as prescribed in the SALDO, and will require a waiver from the Board of Supervisors. The throat width of the entrance should be provided and should not exceed 30’. The Engineer noted that he’s not opposed to allowing a 40’ curb radii in an industrial park especially for a steel fabricator, and since there will be long trucks full of steel moving through that area, it makes sense to have a greater radii. He recommends approval of the plan upon his comments being satisfactorily addressed. On a motion by Member Kuhn, seconded by Member Wenger and by a vote

of 4-0, with Member Feldman recusing himself due to a possible conflict of interest, the Board unanimously voted to approve the Final Land Development Plan for CVBP Parcel 3-89-20 contingent upon the Planner and Engineer's comments being addressed.

**GREENE ACRES – 38 LOT PRELIMINARY SUBDIVISION PLAN**

The Zoning Officer (ZO) presented the 38 Lot Preliminary Subdivision Plan for the Greene Acres development located at the intersection of Brownsville Road and Anthony Highway in Fayetteville. The plan was previously presented and tabled at the May 8, 2023 and December 11, 2023 meetings. The Original project received Preliminary Plan approval in 2007 as a three phased development, and Phase 1 was approved as a Final Plan and some of the homes were constructed and sold off. Phase 1A was approved in 2008 and portions of it were sold as well. The current plan proposes to take over the remaining lots from Phase 1 and 1A and upgrade them from the prior preliminary approval to meet current Township standards, as well as use them to update the stormwater management system to the current NPDES standards. The Subdivision / Land Development Ordinance no longer allows cul-de-sacs and this plan has been reconfigured eliminating the cul-de-sac. The Board of Supervisors granted a waiver for the curve radius of the street to accommodate this change, as well as a sidewalk waiver with the condition that a sidewalk location be shown on the plan, and that there be an allowance for a walkway out to Lincoln Way East. Guilford Water Authority reviewed the plan and submitted comments; Greene Township Municipal Authority approved the plan; the Sewage Planning Module has been approved by PA DEP; Franklin County Planning Commission reviewed the plan with no comment; and the Franklin County Conservation District has deemed the plan complete; The Engineer and Planner's comments are included in the packets for review. The Engineer stated that the majority of his previous comments have been addressed and he recommends approval of the plan upon receipt of an NPDES permit from the Conservation District. Mr. John Snyder of Snyder Land Development stated that the County has finished its review of the NPDES permit and forwarded it to DEP. This is a general permit, however there are wetlands on the site. They have designed a split in the stormwater system, so the wetland will not be drained, and it will be supplied with a known flow of water that's equal to what is going into it now. He also noted that there will be a Homeowners Association set up for the new part of the development in order to take care of all the stormwater, but since the HOA was never set up for the first phase of this development, those homes cannot be included unless they choose to participate. On a motion by Member Feldman, seconded by Member Fogal and by a vote of 5-0, the 38 Lot Preliminary Subdivision Plan for Greene Acres was approved subject to Planner and Engineer's comments being addressed.

**ADJOURNMENT**

There being no further business before the Commission, Planning Commission adjourned the meeting at approximately 7:36 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION