

The Greene Township Planning Commission met Monday, April 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.

APPROVAL OF MINUTES

On a motion by Member Kuhns, seconded by Member Fogal, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the February 12, 2024 meeting as presented.

PRIVILEGE OF FLOOR

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

JAINDL – 1 LOT PRELIMINARY LAND DEVELOPMENT PLAN

The ZO presented the 1 Lot Preliminary Land Development Plan for Jaindl Land Company located along Philadelphia Avenue. The plan is a nonconforming use in the Transitional Commercial zoning district and was presented to the Planning Commission on February 10, 2020. The plan was tabled at that time until several Zoning issues could be resolved, and the court has resolved the Zoning issues and ruled in favor of the developer. Included in the packets is a letter dated April 5, 2024 from Kaplin Stewart, Legal Counsel for the applicant, asking that the Planning Commission remove the plan from the agenda to allow the applicant the opportunity to respond to a review letter issued by the Township Engineer dated April 4, 2024. The Engineer stated that the revised plan submission dated March 15th is in response to his comment letter dated January 22, 2024, and he takes offense to the Kaplin Stewart Letter because they imply that they just received the review letter on April 4th. when in fact the review was completed in a timely manner.

PATRIOT CREDIT UNION ATM – 1 LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the 1 Lot Final Land Development plan for Patriot Credit Union proposing to construct an ATM on the property located at 5201 Coffey Avenue. The property is located in the Heavy Industrial (HI) zoning district in the Cumberland Valley Business Park and is currently being used as a restaurant. The Franklin County Planning Office reviewed the plan with no comment, and the Franklin County Conservation District has provided no comment to date. The Traffic Engineer reviewed the plan and has not yet responded with an estimate for the Traffic Impact Fee. The Planner and Engineer’s comments are included in the packets for review, and the Engineer noted that the existing stormwater facility functions properly, there is no need for additional parking, and the circulation as proposed is very functional. He finds the plan acceptable and recommends approval of it. 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 1 Lot Final Land Development

Plan for Patriot Credit Union ATM was approved contingent upon the Planner’s comments being addressed.

GRAND POINT CROSSING – PHASE III, 26 LOT PRELIMINARY SUBDIVISION PLAN

The Zoning Officer (ZO) presented the 26 Lot Preliminary Subdivision Plan for Grand Point Crossing, Phase III, located on Grand Point Road in the R1 Zoning district. The plans were previously approved but has since expired. The Subdivision / Land Development Ordinance no longer permits cul-de-sac streets and this plan has been reconfigured eliminating the cul-de-sacs to meet Township standards. Greene Township Municipal Authority and Guilford Water Authority approved the plan; the Sewage Planning was previously approved by DEP; The Franklin County Planning Commission reviewed the plan with no comment; and the plan is under review by the Franklin County Conservation District. The Traffic Engineer reviewed the plan and determined that the project would create 26 new peak hour trips for a total Traffic Impact Fee of \$57,070.00. The Engineer and Planner’s comments are included in the packets (attached) and the Engineer recommended approval of the plan contingent upon the developer addressing his comments. He noted that as part of this plan submission, the developer will be required to improve the sight distance along Grand Point Road by improving the road profile approach to the Austin Avenue intersection. On a motion by Member Feldman, seconded by Member Fogal and by a vote of 5-0, the 26 Lot Preliminary Subdivision Plan for Grand Point Crossing, Phase III was approved subject to the Planner and Engineer’s comments being addressed.

PANAGOS – PARKING & CIRCULATION PLAN

The ZO presented the Parking & Circulation Plan for Panagos located on Main Street in Fayetteville. The property is located in the Community Commercial (CC) Zoning District and currently houses a deli and ice cream shop but does not provide for patron seating on site. The applicant wishes to add a 24 seat dining area inside their current facility, without adding any additional floor space. Based on the criteria established in the Zoning Ordinance of 1 parking space for every 3 seats, 8 parking spaces are required. The current parking lot on site provides for 11 parking spaces, which exceeds the Ordinance requirements. The Engineer and Planners comments are included in the packets for review. On a motion by Member Fogal, seconded by Member Feldman and by a vote of 5-0, the Parking Circulation Plan for Panagos was approved as presented.

ADJOURNMENT

There being no further business before the Commission, Planning Commission adjourned the meeting at approximately 8:02 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION