

The Greene Township Planning Commission met Monday, August 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; Daniel Bachman, Zoning Officer; and Tyler Beaston, Solicitor. Absent was Gregory Lambert, Township Engineer.

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 Wenger, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the July 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 JULY 2024

The Zoning Officer (ZO) presented the Zoning Report for July 2024 for informational purposes, and it was approved as presented and will become part of the official record.

CONSIDERATION OF COMPREHENSIVE ZONING MAP AMENDMENT AND ORDINANCE

The Zoning Officer presented the Consideration of Comprehensive Zoning Map Amendment and Ordinance change. The Board recently amended the Zoning Ordinance to no longer allow townhome, garden apartment, or mobile home park uses in the R1 zoning district. This change would amend the Greene Township Zoning Map by rezoning various Franklin County Tax Parcels located within four separate areas of Greene Township by removing said parcels from the Medium Density Residential (R-2) Zoning District and designating them as part of the Low Density Residential (R-1) Zoning District. The four areas that were identified that the Board desires to change the zoning of in order to protect the character of the neighborhood and the residents, is Area 1 which lies east of Rowe Run Road and north of Route 997 comprising approximately 167 acres; Area 2 which lies north of Wagner Road and West of US Route 11 consisting of approximately 104 acres; Area 3 which lies east of US Route 11, north of Route 997, west of Interstate 81, and south of Pine Stump Road consisting of approximately 770 acres; and Area 4 which lies south/east of Scotland Road, north of Franklin Square, and west of CSX Railway consisting of approximately 231 acres. Mr. Tim Cormany, the Township Planner, gave a detailed background of the proposed amendment and explained that the total of the R2 zoning district in Green Township is roughly 11 ½ percent of the Township, and by virtue of the changes proposed, would be reduced to roughly 8% of the Township zoned for R2 purposes. The proposed amendment was forwarded to the Franklin County Planning Office for review and comment, and the County found the proposals put forward in Areas 1-3 to be consistent with the Comprehensive Plan, but re-designating Area 4 as outlined by the proposed Ordinance may have an impact on

advancing the goals of the County Comprehensive Plan as related to affordable housing. A Public Hearing is scheduled for August 27th at noon, at which time the Supervisors will review the Planning Commission's recommendation as well as the County recommendation. The ZO noted that the R-1 District still allows for development of single-family homes, but it will not allow high density development such as townhomes, apartments, and mobile home parks. The minimum lot size in the R1 district for a lot served by public sewer and water is 15,000 square feet, and 12,000 square feet in the R2 district for a lot served by public sewer and water. The Chairman brought up the concern of limited funding for schools and emergency services and adding more apartment buildings, may worsen the situation. The Chairman then opened the floor for the public input. Mr. Vernon Horst of 5002 Cumberland Highway asked if the Zoning Amendment would change the tax assessment on the properties involved, and the ZO stated that the zoning classification has no impact on the tax assessment. Mr. Dale Mummert of 6353 Rowe Run Road stated that he owns two properties located in Areas 1 and 3 and requested that the R2 Zoning on his property located in Area 3 along Route 11 and Pine Stump Road remain the same. The property is twenty-three (23) acres and he listed five (5) reasons why he is requesting the zoning to remain the same: 1) the property has road frontage on two sides, 2) water and sewer are already existing, 3) it borders a mobile home park, 4) the property is on the edge of the proposed area which would avoid spot zoning, and 5) 300 feet along Route 11 is already zoned Highway Commercial. Mr. Mummert stated that the property was originally approved for townhome development before he purchased it. He stated that he farms the property every year and has no plans to develop the property in the near future, however, he would like to protect the value of his investment by having the zoning remain the same. He also owns a second 33-acre property in proposed Area 1 on Cumberland Highway, and he is okay with the proposed change for that property. The Township Solicitor stated that spot zoning is not a concern, but he is more concerned with a reverse spot zoning kind of scenario. Township resident, Mary Alice Eaton of 4625 Railroad Road stated that she added an addition onto her home in order to move her parents in, whom have both since passed. At some point, she may have to move into that apartment and possibly rent out her main house. She asked if the proposed zoning change would affect that, and the ZO stated that the zoning change would not have any effect on that. Chairman Green stated that he agrees with the Township on Area 4 as opposed to Franklin County, stating that there are lots of other things to consider other than the need for affordable housing. On a motion by Member Fogal, seconded by Member Kuhns, and by a vote of 3-2 (with 2 members opposing), it was recommended that the proposed changes to the Zoning Ordinance converting R-2 areas into R-1 be approved, with the exception of area 4 as recommended by the County, and a portion of area 2 owned by Mr. Mummert which would remain in the R-2 Zoning District.

ADJOURNMENT

On a motion by Member Feldman, seconded by Member Kuhns and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 8:00 P.M.

Respectfully submitted,

Ralph (Kip) Feldman, III, Secretary

GREENE TOWNSHIP PLANNING COMMISSION