

The Greene Township Planning Commission met Monday, October 7, 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; Gregory Lambert, Township Engineer, and Tyler Beaston, Solicitor.

**VISITORS**

None.

**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 Fogal, seconded by Member Wenger, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the September 9, 2024, meeting as presented.

**PRIVILEGE OF FLOOR**

None

**REVIEW MONTHLY ZONING OFFICE REPORT FOR SEPTEMBER 2024**

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

**CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION – SOLAR ENERGY CONVERSION SYSTEM FOR MANN PLUMBING AND HEATING**

The ZO presented the Conditional Use Permit Application for Mann Plumbing and Heating, located at 6210 Lincoln Way East for placement of a rooftop solar energy conversion system on the south facing roof of the main office building. The project is for personal use on the site and does not propose to generate electricity to sell back to the system. A copy of the Engineer and Planners comments are provided in the packets for review and the Engineer recommends approval of the application. The public hearing for the application is scheduled for November 12, 2024. On a motion by Member Feldman, seconded by Member Kuhns and by a vote of 5-0, it was recommended that the Conditional Use Permit Application for Mann Plumbing and Heating be forwarded to the Board of Supervisors subject to the comments of the Planner and Township Engineer.

**CONSIDERATION OF ORDINANCE 2024-4, ZONING MAP AMENDMENT – DALE MUMMERT PROPERTY**

The ZO presented the Zoning Map Amendment request for the Dale Mummert property located along Route 11 and Pine Stump Road. The property was previously zoned R-2 until an amendment was adopted earlier this year designating it to the R-1 Zoning District. The property owner is now requesting that it be changed back to the original zoning classification of R-2 or to the HC zoning district. The Planners comments are included in the packets and reflect that he would support the rezoning back to the pervious designation of R-2, however the request for a change to the HC zoning district would lead to a potential commercial development with significantly greater traffic impacts to the Greenvillage area and Pine Stump Road, as well as greater intensity of business, therefore he does not support an amendment to the HC district at this time. The public hearing for the request is scheduled for November

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12, 2024 so a recommendation from the Planning Commission is needed this evening. On a motion by Member Kuhns, seconded by Member Wenger and by a vote of 5-0, it was recommended that the Zoning Map Amendment for Dale Mummert to change the property zoning from the R-1 Zoning District back to R-2, be forwarded to the Board of Supervisors subject to the comments of the Township Planner.

**ADJOURNMENT**

On a motion by Member Fogal, seconded by Member Wenger and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 7:35 P.M.

Respectfully submitted,

Ralph (Kip) Feldman, III, Secretary

GREENE TOWNSHIP PLANNING COMMISSION