

The Greene Township Board of Supervisors held its regular meeting and two public hearings on Tuesday, November 12, 2024 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

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

The Chairman called the meeting to order at 7:00 pm, advised that the meeting would 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 a Conditional Use Permit Application submitted by Bright Eye Solar on behalf of Mann Plumbing and Heating. A court stenographer was present, and the transcript will be the official record. Copies can be obtained by contacting the stenographer, Over Reporting Agency, at 717-261-9431.

Off the record, the Chairman opened the floor for public comment regarding the Mann Plumbing and Heating Conditional Use Permit Application; none was offered. The Chairman closed the Public Hearing at 7:25 pm.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the Conditional Use of a solar conversion system for Mann Plumbing and Heating with two conditions: 1) a building permit is acquired prior to construction, and 2) the solar conversion system remains an accessory use to the business.

The Chairman opened the Public Hearing at 7:30 pm to review and consider proposed Township Ordinance 2024-4, to rezone the Mummert property from low density residential (R-1) to medium density residential (R-2). The Zoning Officer (ZO) explained that when the Township adopted Ordinance 2024-3, rezoning various portions of the Township, Mr. Mummert requested his property to be excluded. Due to advertising and hearing requirements, it made more sense to adopt the resolution as written and return his property to R2 later with a separate ordinance. This proposed ordinance is to rezone his 14.5-acre property back to R2. The Public Hearing was advertised in the Public Opinion on October 28 and November 4. A copy of the proposed ordinance was placed at the front counter and forwarded to the Public Opinion and Franklin County Law Library on October 9. The proposed ordinance was submitted to the Franklin County Planning Office on October 10. Their office provided comments, speaking in favor of the change, referencing County's 2025 Comprehensive Plan. The Franklin County Planning Commission reviewed the proposed ordinance in October and recommended approval as presented. A notice was posted on the property on October 16 and notices were mailed to adjacent property owners on October 25. Tim Cormany, Township Planner, noted in his memo that the property owner made an informal request to change the property to highway commercial (HC) and he was not in favor of that request. The Chairman opened the floor for public comment regarding proposed Township Ordinance 2024-4; none was offered. The Chairman closed the Public Hearing at 7:36 pm.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Ordinance 2024-4, to rezone the Mummert property from low density residential (R-1) to medium density residential (R-2) as presented.

The minutes of the regular meeting held October 22, 2024 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Barbara Ryder (3312 Muirfield Drive) asked if there had been any further communication regarding the Scotland School property; the Chairman responded there had not. Ms. Ryder asked if they could go above the Township to the federal level. Supervisor Brookens explained that the federal government would only have jurisdiction if they owned the property. Ms. Ryder asked how the current owners got the property if it used to be government property. The Chairman explained that the state sold the property many years ago to Winebrenner, Winebrenner sold it to a private outfit and that private outfit sold it to the current LLC. The Chairman explained that the owner asked if immigrant housing was a permitted use, and the ZO responded it was not; that correspondence has been available on the Township website for several months. There has been no further correspondence with the owners.

Tom Bundy (2497 Grand Point Rd) asked if the zoning change for the Lehman property was approved; the Chairman responded it was. Mr. Bundy thanked the Board for that decision.

The ZO presented the monthly Zoning Office Report for October 2024. The report shall stand approved as presented and become part of the official record.

The ZO presented the Clinton Burkholder 1 Lot Final Land Development Plan, located off Grand Point Road. The plan proposes expansion of existing farming operations, including a new milk parlor, a barn, two accessory buildings and a stormwater management facility. The Board previously approved the conditional use application with the condition that the decomposition of deceased animals must occur inside. The Franklin County Planning Office reviewed the plan with no comment. The Franklin County Conservation District approved the NPDES permit. The Township Planner's comments have all been addressed. The Traffic Engineer reviewed the plan and determined that it would not be subject to a transportation impact fee. The Greene Township Planning Commission reviewed and recommended approval as presented. The Township Engineer noted that his comments have all been addressed and he finds the stormwater bond of \$148,170.12 to be sufficient. Supervisor Brookens asked if he is satisfied with the stormwater infiltration system and confident that manure runoff will not end up in the infiltration bed. The Engineer replied that he is. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Clinton Burkholder 1 Lot Final Land Development Plan with the condition that a stormwater bond in the amount of \$148,170.12 be posted prior to the plan leaving the office.

The Chairman presented the Township 2025 preliminary budget. Total revenue for the year is \$7,190,500; the largest revenue sources are earned income, realty transfer, landfill fees and grants. The public safety and public works expense amounts remain consistent with previous years (i.e. road resurfacing, striping and marking). The Chairman noted these numbers include repaving certain roads and replacing one culvert. The recreation expenses remain consistent with previous years. The Chairman pointed out that all services provided to residents, such as bulk item disposal, compost facility, brush and leaf pickup, will remain unchanged without implementing any property taxes. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Greene Township 2025 Preliminary Budget as presented.

The Chairman presented two letters representing the Township's commitment to the Fifth Avenue extended project. The Township is seeking \$750,000 in funding from the PennDOT MTF grant, and the letters are needed to accompany the application. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the funding commitment letters for the PennDOT MTF grant as presented and authorized the Chairman to sign.

The Chairman presented a quote for a new equipment trailer from Stephenson Equipment. The state contract price is \$36,792.67 for a new low boy trailer. The current trailer is approximately 30 years old. The new trailer would be large enough to haul multiple pieces of equipment and will be available for delivery in 2025. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the quote from Stephenson Equipment for a new equipment trailer in the amount of \$36,792.67.

Supervisor Corwell presented a report from Chief White of West End Fire & Rescue, describing the various projects and anticipated expenses they have coming up. They are applying for grant funding for most of the projects but are requesting help from the Township to purchase a forceable entry door simulator. The large metal door bolted into cement is used to practice breaking into a commercial building or home in an emergency. South Hampton Township is funding the cement pad for the door to be mounted to. The cost of the door is \$8,000; Supervisor Corwell indicated that there is money remaining in the fire and EMS budget and he recommended donating \$5,000. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to authorize a donation of \$5,000 to West End Fire and Rescue to be used for the purchase of a forceable entry door simulator.

The Township Secretary presented a request from the property owner of 2136 Hafer Road to release a fire insurance escrow held by the Township. The ZO has been out to the site and verified that the site is secure. The damaged structure has been removed and the new one is 90% reconstructed. On a motion by Supervisor Corwell, seconded by

Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize release of the fire insurance escrow for 2136 Hafer Road as presented.

The Engineer presented a list of escrow balances to be returned to the plan applicants. All plans have been approved and invoices have been paid. The Engineer recommended retaining \$1,000 for future stormwater inspections for the LIDA and LK29 projects. The Secretary/Treasurer agrees with the amounts. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to release the escrow balances for the completed plans and retain \$1,000 for the LIDA and LK29 plans as presented.

The Chairman presented the FCATB 2025 operating budget, which includes an expense comparison, financial statement for each jurisdiction and cost of collections comparison for 2016 through 2025. The disbursement for Greene Township is expected to be \$2,904,070, which is slightly higher than what the Township budgeted for income. The total revenues budgeted for the FCATB are \$59,095,527. The cost of collection is budgeted at 1.84%, below the recommended 2%. The Chairman added that they have had online reporting for businesses for several years and have been working on adding it for individuals. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the FCATB 2025 operating budget as presented.

Chairman noted that the last meeting in December is a holiday (24th) and suggested rescheduling to December 23 at noon. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to reschedule the December 24, 2024 meeting to December 23, 2024 at noon.

The Solicitor had no comments.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 32536 through 32564 and six ACH transactions to be paid from the general fund and check number 2336 to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:20 pm.

Respectfully submitted,

Secretary/Treasurer