

The Greene Township Planning Commission met Monday, January 13, 2025 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.

ELECTION OF OFFICERS

The Solicitor opened the floor for nominations for the positions of Chairman, Vice Chairman, and Secretary for the 2025 Greene Township Planning Commission. Member Kuhns nominated William Greene as 2025 Planning Commission Chairman, Rich Fogal as the 2025 Planning Commission Vice Chairman, and Ralph “Kip” Feldman as the 2025 Planning Commission Secretary. The Solicitor opened the floor for a motion to accept the slate of officers as presented and on a motion by Member Wenger, seconded by Member Kuhns and by a vote of 5-0 the Board voted to nominate William Green as the 2025 Planning Commission Chairman, Rich Fogal as the 2025 Planning Commission Vice Chairman, and Ralph “Kip” Feldman as the 2025 Planning Commission Secretary.

SET MEETING DATES FOR 2025

The Chairman recommended that the meeting dates for 2025 and January 2026 be set for the second Monday of each month at 7:00pm, with the exception of October which will be held on Monday, October 6th due to the Columbus Day holiday. On a motion by Member Wenger, seconded by Member Fogal, and by a vote of 5-0, the Board unanimously voted that the Planning Commission meeting dates for 2025 and January 2026 be set for the second Monday of each month at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, with the exception of October which will be scheduled on the first Monday of October.

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 December 9, 2024 meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR DECEMBER 2024

The Zoning Officer (ZO) presented the Zoning Report for December 2024 for informational purposes and it shall stand approved as presented and become part of the official record.

2024 ANNUAL ZONING OFFICE REPORT

The Zoning Officer (ZO) presented the Annual Zoning Report for 2024, highlighting that the number of permits remains consistent with previous years, with the exception of an increase in solar panel applications and interior renovations. The report was approved as presented.

CLEVELAND BROTHERS – 1 LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the 1 Lot Final Land Development Plan for Cleveland Brothers located in the HI (Highway Industrial) zoning district on Development Avenue in the Cumberland Valley Business Park. The proposal involves building a heavy equipment repair and rental facility. Several minor waiver requests were submitted with the plan and approved by the Board of Supervisors during their meeting on December 23, 2025. The plan has been reviewed by Franklin County Planning with no comment; the sewage planning was previously approved by PA DEP; The site receives public water and sewer services from York Water, and the agency has confirmed in writing that they can accommodate the project; the Franklin County Conservation District is currently reviewing the application; the Traffic Engineer reviewed the plan and estimated that the project will create 36 new peak hour trips for a total Traffic Impact Fee of \$26,064.00. A copy of the Engineer and Planners comments are provided in the packets for review. The Zoning Officer reviewed the Planners' comments (attached) noting that most of the comments are minor in nature. The Township Engineer reviewed the comments from Martin and Martin's Engineer (attached) and noted that a large basin located in the corner serves as the stormwater control. Triad Engineering conducted infiltration testing and determined that the site is not suitable for infiltration-based stormwater management systems. As a result, the developer is proposing a flat basin to manage runoff from the site using underdrains with small outlets. This will function as an underground detention basin, lined with 24 inches of clay. The Engineer stated the plan has been well thought out and there are sufficient stormwater controls on site, and he recommends approval of the plan. Mr. Dan Creep from Warehouse explained that the area has heavy clay soils, and the proposed clay liner is recommended because suitable materials were identified on-site through geotechnical testing. Additionally, the site is located in karst geology, so the aim is to prevent the potential formation of sinkholes, given the proposed Managed Release Concept (MRC) for the stormwater design. On a motion by Member Kuhns, seconded by Member Fogal and by a vote of 3-0, with Members Feldman and Wenger recusing themselves due to a possible conflict of interest, it was recommended that the 1 Lot Final Land Development for Cleveland Brothers be forwarded to the Board of Supervisors subject to the Planner and Engineer's comments being addressed.

CHAMBERSBURG PETROLEUM – 1 LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the 1 Lot Final Land Development Plan for Chambersburg Petroleum located at the intersection of Rte. 11 and Rte. 997 in Greenvillage. The property is located in the HC (Highway Commercial) zoning district, which allows for convenience stores. The ZO explained that when Sheetz relocated across the road to their new location, they removed the gas tanks and canopy and vacated the property. The current owner proposes reestablishing gas sales on the property as well as modification to the existing structure. The proposed plan includes removal of approximately 1200 square feet from the end of the building, reconfiguration of the parking area, construction of a new canopy with gas pumps underneath, and underground fuel tanks. The Franklin County Planning office reviewed the plan with no comment; both Guilford Water and

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Greene Township Municipal Authority currently serve the site and received a copy of the plan for informational purposes; Franklin County Conservation District has been provided a copy of the plan and has provided no comments to date; the Traffic Engineer reviewed the plan and determined that the project will generate 65 new peak hour trips for a total Transportation Impact Fee of \$103,220.00; the Planner and Engineers comments are included in the packets for review, and the Planner suggested that the plan should document screening of the adjoining residential property. The Engineer reviewed his comments and stated that the existing onsite stormwater should be demonstrated and acknowledged to be functioning properly. He also specified that parking spaces located within the street right-of-way should be listed separately from the provided parking spaces. The plan should clearly show that the required 16 spaces are provided without counting the right-of-way spaces. He also noted that the driveway entrance from S.R. 997 should be designated as right-in / right-out only. On a motion by Member Fogal, seconded by Member Feldman and by a vote of 5-0, the Board unanimously voted to approve the 1 Lot Final Land Development Plan for Chambersburg Petroleum contingent upon the Engineer and Planner's comments being addressed.

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,

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

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