

September 8, 2020  
Chambersburg, PA 17202  
Regular Meeting

The Greene Township Board of Supervisors held their regular meeting on Tuesday, September 8, 2020 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Lindsay Loney
Shawn M. Corwell	Kurt Williams
Daniel Bachman	

Visitors: Glenn Shetter, Jackie Hart

The Chairman called the Meeting to order at 7:05 p.m.

The Minutes of the Regular Meeting held August 25, 2020 shall stand approved as presented and become part of the official record.

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

The Chairman presented for consideration a time extension request for the Tourism and Quality of Life Grant from the Franklin County Commissioners. The Chairman informed the Board that a letter was received from Steve Thomas, the Franklin County Planning Director. The letter advised the Township that the grant is expiring soon and an extension should be requested. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to request a one year time extension for the Tourism and Quality of Life Grant issued by the Franklin County Commissioners. The request shall be sent no later than October 1, 2020.

The Chairman presented a letter from the Fayetteville Volunteer Fire Department (FVFD), requesting the Board's acknowledgement of a fundraising event to be held September 12, 2020. It is customary that when the FVFD holds an event involving alcohol, the Liquor Control Board requires a letter of acknowledgement from the Township. Supervisor Corwell noted that he received a call from FVFD earlier in the day. The original letter that the Township provided was not accepted by the Liquor Control Board because the date of the event has changed. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to provide a letter acknowledging a fundraising event to be held by the FVFD on September 12, 2020, as requested.

The Zoning Officer (ZO) presented the Greenwood Hills, 1 Lot Final Subdivision/Lot Addition Plan. The property is located off Pine Way in the Greenwood Hills Bible Conference. At some point, the owner became aware that his garage was constructed across the neighbor's property line and has been that way for quite a few years. The purpose of the plan is to correct that encroachment, and bring the garage in compliance with the Township's setback requirements on the rear property line. The lot addition is approximately 1,039 square feet. The property is in the R1 zoning district. The Franklin County Planning Commission reviewed the plans and had no comments. The Non-Building Waiver was submitted to PA DEP on August 6. The planner's only comment was with regards to the Non-Building Waiver. The plan was reviewed by the Township ZO and Engineer, both recommend approval. The ZO noted that all of the items he will present today were posted on the Township website, following the Governor's order. Supervisor Brookens asked if there was any way to correct the other setback issues;

the ZO responded that those two sides are different property owners. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Greenwood Hills, 1 Lot Final Subdivision/Lot Addition Plan as presented.

The Zoning Officer (ZO) presented *Resolution #19-2020, Sewage Planning Module for Tycolbrit 6 Lot Final Subdivision Plan*. This property is located on the east end of Fayetteville. There is currently one house being constructed on the property. A previous planning module was approved for this property on August 6 for 2 EDUs; this is an amended module to add 4 EDUs, for a total of 6 EDUs. The area is served by public sewer and water. The Borough of Chambersburg and the Greene Township Municipal Authority (GTMA) have signed off on the module. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt *Resolution #19-2020, Sewage Planning Module for Tycolbrit 6 Lot Final Subdivision Plan* as presented. It was noted that the date on the Resolution needs to be corrected to reflect this evening's date.

The ZO presented a request for Sewage Planning Exemption for the Killion 1 Lot Final Subdivision Plan. The property is located at the intersection of Black Gap Road and Shearer Road. There is an existing dwelling located on the property. The proposal is to subdivide approximately 19-20 acres and place another dwelling on the new lot. Sewer in the area is provided by GTMA and water is provided by Guilford Water Authority; both are aware of the plan. The ZO noted that PA DEP has been allowing sewage planning exemptions for single lots like this one. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the request for Sewage Planning Exemption for the Killion 1 Lot Final Subdivision Plan as presented.

The ZO informed the Board that a Conditional Use Permit application was received from HR Recycling for a property located off Sunset Boulevard West. The applicant wishes to operate a recycling facility. The property is located in the LI district, and in that district a recycling facility is listed as a conditional use. The application was received September 2, and the hearing must be held within 60 days of the submittal date. The application will go to the Planning Commission at their next meeting on Monday, September 14. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to schedule a Public Hearing for a Conditional Use Permit application submitted by HR Recycling, LLC; the Public Hearing will be held at the Greene Township Municipal Office, 1145 Garver Lane, on October 13, 2020 at 7 p.m. Eastern Prevailing Time.

The ZO presented the Monthly Zoning Office Report for August 2020, a copy of which each Board Member received. There were no ZHB applications received. One Conditional Use Permit application was received from HR Recycling. The ZO reported that 32 land use permits and 2 driveway permits were received during the month. The total zoning fees for the month were \$2,367. The ZO noted that land use permits are picking up, and he suspects by year end that the total will be close to last year.

The Solicitor informed the Board that the ZHB recently gave a written decision regarding the Jaindl validity challenge. He does expect Jaindl to file an appeal, which will be consolidated with the pending ordinance doctrine issue. The Solicitor noted that he reviewed the liquor license transfer from the Pizza Hut to the Sheetz. Because Greene Township does not have any other liquor licenses, it has

not reached the maximum allowed by the state. Therefore, there is no hearing involved in the transfer of that license.

On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 28897 through 28928, four ACH transactions and one credit card transaction to be paid from the general fund, check numbers 3659 through 3661 to be paid from the liquid fuels fund and check number 2212 and one ACH transaction to be paid from the electric light fund.

There being no further business before the Board for this meeting, the Chairman adjourned at approximately 7:28 p.m.

Respectfully submitted,

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Treasurer/Assistant Secretary