

The Greene Township Planning Commission met Monday, May 13, 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; 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.

APPROVAL OF MINUTES

On a motion by Member Wenger, seconded by Member Kuhns, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the April 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 APRIL 2024

The Zoning Officer (ZO) presented the Zoning Report for April 2024 for informational purposes, and it was approved as presented.

CONSIDERATION OF REQUEST FOR WAIVERS - JAINDL LAND DEVELOPMENT PLAN

The ZO presented the request for waiver of Greene Township Code 85-51.A.1, requirement that sidewalks be located within the road right-of-way (ROW) for the Jaindl Land Development Plan, located in the Transitional Commercial (TC) zoning district. The Ordinance requires that sidewalks be located within the street ROW and the applicant proposes to construct a 5’ concrete sidewalk outside the street ROW along the entire frontage of the development adjacent to Philadelphia Avenue. The plan was originally presented to the Planning Commission in May of 2020. Scott Bert with HRG addressed the Commission and explained that because it is along a state highway, locating the sidewalk within the ROW would require a Penn DOT highway occupancy permit (HOP) for installation, and a widening of the ROW. There are also drainage swales along Philadelphia Avenue that would need to be relocated in order to accommodate the sidewalk. To relocate it would impact the existing waterline, and grading is not permitted within the existing waterline easements unless the waterline is relocated. On a motion by Member Fogal, seconded by Member Feldman and by a vote of 5-0, the request for waiver of Greene Township Code 85-51.A.1, requirement that sidewalks be in ROW, was granted.

The other request is for a waiver of Greene Township Code 85-54.B, driveway radii greater than 25’ for the Jaindl Land Development Plan. Scott Bert with HRG explained that the Ordinance requires a maximum driveway radii of 25’ which is not conducive for tractor-trailers. The proposed driveway has been designed in accordance with minimum design requirement for access onto a state highway and includes a compound curve with a turning radii of 190’ and 50.’ This is a Penn DOT road and will be subject to their final approval. The ZO stated that he spoke with the Planner who feels that the 25’ maximum driveway radii requirement for truck traffic is not realistic and recommends that the

Ordinance be amended at some point. On a motion by Member Feldman, seconded by Member Wenger and by a vote of 5-0, the Commission granted the request for waiver of Greene Township Code 85-54.B, driveway radii greater than 25’ with the condition that the driveway does not exceed Penn DOT requirements.

BBI PROPERTIES – 1 LOT FINAL LAND DEVELOPMENT PLAN

The Zoning Officer (ZO) presented the 1 Lot Final Land Development Plan for BBI Properties located along Philadelphia Avenue in the Highway Commercial (HC) zoning district. The plan proposes demolition of an existing dwelling and construction of a 6,600 square ft. metal storage shop in its place. The current structure is nonconforming and encroaches into the building setbacks, and the proposed building will not encroach into the building setback lines. The size of the property does not support three independent commercial uses, however it was preexisting and is grandfathered with a maximum of three separate commercial entities; it was recommended that the property owner do a consolidation deed for the property. The development also includes a paved parking area and a rain garden. The Franklin County Planning Commission reviewed the plan with no comment; the plan was provided to the Greene Township Municipal Authority with no comment to date; Guilford Water Authority approved the plan; Franklin County Conservation District has deemed the erosion and sedimentation controls adequate. The Traffic Engineer reviewed the plan and determined that the project would create 4 new peak hour trips for a total Traffic Impact Fee of \$11,016.00. The Engineer and Planner’s comments are included in the packets (attached). The Planners comments noted that sidewalks are required for all commercial developments and a sidewalk waiver request will need to be submitted in order to proceed with the plan as currently presented. The Planner also recommended that the plan be provided to the local Fire Chief for review. The Engineer reviewed his comments and noted that all impervious surfaces should be directed and controlled by a BMP, so either all downspouts and paving are to be routed into an enlarged rain garden, or an additional rain garden should be added to the rear of the property. He also stated that a bond estimate should be provided for the construction of the required stormwater features. He recommends approval of the plan subject to his comments being addressed. On a motion by Member Fogal, seconded by Member Feldman and by a vote of 5-0, the 1 Lot Final Land Development Plan for BBI Properties was approved subject to the Planner and Engineer’s comments being addressed, and consideration of a consolidation deed.

LK 29 – FINAL LAND DEVELOPMENT PLAN

The ZO presented the Final Land Development plan for LK 29 located along Development Avenue in the Cumberland Valley Business Park. The property is located in the Heavy Industrial (HI) zoning district, and what’s proposed is construction of a 416,000 square foot rail served logistics center. The Franklin County General Authority is no longer in existence and was sold to York Water who is currently reviewing the plan with no comment to date; the sewage planning was previously approved by DEP; the Franklin County Conservation District has reviewed the plan and provided comments; The Traffic Engineer reviewed the plan and determined that the project would create 76 new peak hour trips for a total Traffic Impact Fee of \$55,024.00. The Planner and Engineer’s comments are included in the packets for review (attached). The planner’s comments note that the maximum permitted driveway radius for nonresidential development is 25ft and the plan is unclear as to the proposed driveway dimensions and will need to be addressed. He also noted that the Zoning Hearing Boards April 24th written decision needs clarification. The Engineer stated that the infiltration basin has been suitably designed to comply with stormwater standards of the Ordinance, however, the offsite runoff on the north side of the property is cut off and conveyed around the exterior in a channel and outlets at the same point as the infiltration basin. An analysis of this stormwater flow should be included in the

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report to verify the sufficiency of the proposed bypass channel. The Engineer recommends approval of the plan subject to his comments being satisfactorily addressed. On a motion by Member Khuns, seconded by Member Wenger and by a vote of 4-0, with Member Feldman recusing himself due to a possible conflict of interest, the Final Land Development Plan for LK 29 was approved subject to the Engineer and Planners comments being addressed, as well as resolution of the Conditional Use, and resolution of the minimum driveway waiver request.

ADJOURNMENT

On a motion by Member Wenger, seconded by Member Kuhns and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 8:30 P.M.

Respectfully submitted,

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

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