

The Greene Township Board of Supervisors held its regular meeting and public hearing on Tuesday, June 11, 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 LK 29, LLC. The Zoning Officer (ZO) confirmed that the Hearing was advertised in the local newspaper on May 28 and June 4 and proceeded to read the legal ad. The ZO explained that a Zoning Hearing Board Application was filed in April for the required number of parking stalls. Given that it was a rail served logistics center, the Zoning Hearing Board (ZHB) granted the variance with conditions that the 58 parking stalls shown on the plan are provided and if at some point in the future the property is no longer associated with rail service the applicant must file for another variance. The property is located in the Cumberland Valley Business Park off Development Avenue and proposes a 416,000 square foot building. The materials will be brought in by rail and leave the facility via truck. The Land Development Plan is currently in process and the Greene Township Planning Commission (GTPC) had some comments that need to be addressed. The GTPC reviewed the Conditional Use Application last evening and recommended approval subject to a few items being addressed. The emergency plan provided was for the Kriner Road property and the GTPC recommended a site-specific plan be included. The applicant's Engineer provided an updated plan this afternoon. The GTPC also recommended that the developer's Engineer address how to alleviate traffic at the Carbaugh Drive and Letterkenny Road West intersection. That intersection is already congested by employees coming out of the ammunition area. The applicant's traffic Engineer had a chance to speak to Mr. Creesy this morning and that correspondence is in the Board members' packets. The Township Planner, Tim Cormany, reviewed the application and determined that the proposed use is permitted in the HI zoning district. Mr. Cormany's letter indicates that the application is thorough and complete regarding all applicable Township criteria, including the special requirements detailed in Section 105-37.1, which sets additional specific criteria that need to be met for more intense uses, such as a logistics center. The Township Engineer agreed with the Planner's letter and added that the only engineering portion is in regards to the traffic. The developer did submit a traffic assessment, with an increase of 71 vehicles per peak hour. The truck routes provided are from I-81 and the turnpike to the site. The Engineer noted that the traffic increase at all intersections would be diminutive. He did acknowledge the Township has received recent complaints about the intersection of Carbaugh Drive and Letterkenny Road West. The Engineer recommends approval of the Conditional Use upon addressing the Planner's concerns. The ZO added that for the record, the application was received on April 25 and referred to the Franklin County Planning Commission on April 26. A notice was posted on the property on May 23 and sent to adjacent property owners on May 20. The Solicitor asked if anyone in the audience wished to pose opposition to the application. There were no oppositions. The applicant's engineer, Mr. Lance Kegerreis, was present and offered to go through the criteria line by line or answer any questions. He pointed out that the traffic congestion at the Carbaugh Drive and Letterkenny Road West intersection only lasts for approximately 10 minutes when the ammunition department lets out and is not necessarily a "traffic jam", but drivers obeying the stop sign. The Chairman asked Mr. Kegerreis to clarify if the 71 vehicles per peak hour is trucks only or trucks and cars. Mr. Kegerreis responded that is just trucks, but the calculation was taken straight out of the manual and the applicant will be doing very well if they have 70 trucks per day; 70 trucks per hour is highly unlikely for this facility. Mr. Kegerreis added that there will be approximately 15 employees at this location and quitting time will be 5:00 pm. The ammunition division quits at 4:00 pm. Supervisor Corwell noted that he spoke to the Deputy Commander and he is going to have a conversation with the ammunition department about this issue. One idea was to direct some of the traffic out the main gate rather than through this intersection. Supervisor Brookens added that the traffic is an inconvenience for the travelers, not a safety issue. Drivers are complaining because they do not want to sit at the stop sign longer than they want to. Mr. Kegerreis suggested that if the Township is inclined to remove the stop signs, a safety study should be done to protect the Township because the intersection has been there for about sixty years as far as he can tell. The Chairman responded that stop signs are ordained and there is a process to remove them. The Chairman asked Mr. Kip Feldman, Letterkenny Industrial Development Authority (LIDA), if he knew of any plans for upgrades to Development Avenue. Mr. Feldman responded that once the major construction of lot 29 and maybe the tank farm are done, LIDA will put on the final course and the Park Association will maintain it. Supervisor Corwell recommended that the owner speak to Franklin Fire Company about getting a Knox box system for the fire department to have access to the building in the case of an emergency. The Chairman asked if the facility will have multiple shifts, and the applicant responded that it would be first

shift only, Monday through Friday. Supervisor Corwell thanked the applicant for the application's thoroughness. With no other comments being made, the Chairman closed the Public Hearing at 7:23 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 Permit Application from LK 29 with condition that the Land Development Plan, Township Planner and Planning Commission comments are addressed.

The minutes of the regular meeting held May 28, 2024 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Mr. Nathan Lawson indicated that he is here representing a large group of independent athletes. He and his friend, Mr. Chava Lemus, have hosted a soccer group they call "Saturday Morning Pickup" for 20 years now. He asked if the Township Park is considered a public park, and the Chairman responded it is. Mr. Lawson responded that he understands the Township wanting to make money and he is grateful for one field being available most of the time. However if the other fields are not being rented, why are they not open for public use? He added that everywhere they play, they leave the field better than they found it by picking up trash, etc. Mr. Lawson stated that their group has impacted kids and the community for over 20 years; they have men that have played since high school and now have their kids coming to play. Mr. Alvin Jones added that he came to the area from Philadelphia in 2002 and has worked at Letterkenny for several years. He is now 70 years old and playing soccer with this group has helped to keep him in good shape. Sometimes he has to travel to Carlisle because no fields are available locally. Mr. Lemus asked if the fees for the new turf field would apply to everyone. The Chairman responded that would be discussed later, as indicated on the Agenda. Mr. Lemus stated that Supervisor Corwell told him that if the fields are not reserved they are available for anyone to use. Mr. Lemus recalled a time several weeks ago that the field did not have a reserved sign so their group began to play, but another group came and kicked them off the field so they went to the upper field to play. The next day he went up to the park and the upper field had signs everywhere that it was closed. Mr. Lemus stated it is unfair that only certain private clubs can use that field but not the public. He echoed what Mr. Lawson said about keeping the fields clean and leaving them better than when they came. Mr. Lemus acknowledged that most of the Township funding comes from the landfill, but it seems unfair to charge the community for use of the fields. There are no fees for the other facilities, such as pickleball and tennis. He added that he and many of the members of his group live in Greene Township and he hopes that the new turf field is open for public use. The Chairman responded that there are fees for the other facilities with the exception of pickleball and tennis. The Chairman thanked them for cleaning up the field after use but pointed out that the problem is most of the public does not do that. If the fields are open to the public, the turf field will not last. By requiring reservations, the Township knows who is using it and who to hold accountable for damages. He added that the reason the school district no longer allows public use of their turf is for the same reason. Mr. Jones asked if reserving the field means paying a fee, and the Chairman responded that would be up for discussion later. He added that the Township does have very good fields, and that is because they are well maintained and the amount of play is controlled. Mr. Glenn Shetter asked if the Township has a fee for the two grass fields, and the Chairman responded yes. Mr. Shetter asked if there is any way to waive a fee for any of the fields. Supervisor Brookens responded that there would certainly be a way to waive it but the question is who and why. Mr. Shetter suggested that maybe the Township and this group could work together to come up with a certain day and time that they could be accommodated to use the fields. Supervisor Brookens responded that they are able to use the field now, but they have to work around the times that the fields are already rented.

The Zoning Officer (ZO) presented the monthly Zoning Office Report for May 2024. The report shall stand approved as presented and become part of the official record. He pointed out that the Township is approximately fifty land use permits ahead of this time last year.

The ZO explained that a Conditional Use Permit Application was received from Mr. Burkholder on May 24 and a Public Hearing needs to be scheduled within 60 days of receipt. The applicant's engineer is available for the July 9 meeting, and the ZO suggested scheduling the Hearing for that day. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to schedule a Public Hearing for the Clinton Burkholder Conditional Use Application on July 9, 2024 at 7:00 pm at the Greene Township Meeting Room (1145 Garver Lane, Chambersburg PA 17202).

Supervisor Brookens presented a quote from Brenize Outdoor for landscaping materials to complete the current park renovation project. The quote includes shrubs, mulch and various other landscaping for \$8,565. 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 Brenize Outdoor in the amount of \$8,565.

Supervisor Brookens presented Resolution 16-2024, Greene Township Fee Schedule, to add a rental fee for the new synthetic soccer field. He explained that the fees are typically set at the beginning of the year, but the turf field construction is almost complete and a fee needs established. Rather than doing an amendment to the current resolution, it made more sense to do a new one to keep everything together. He suggested setting the rate at \$45 per hour, which mirrors the synthetic softball field rate. The Solicitor asked if the Township had considered a resident versus non-resident rate. The Chairman responded yes but it would be an administrative nightmare. Supervisor Brookens added that the Borough does that but has more staff to handle rentals. The Township park rentals are handled by office staff and it would be tough logistically to prove residency. Mr. Lemus asked if the soccer turf field will be open for use when not rented and Supervisor Brookens responded at this time the fees are being set. Supervisor Corwell noted that for clarification purposes, a few weeks ago, Mr. Lemus' group was on the field and a club team came in and asked them to leave. Mr. Lemus responded that yes, there was nothing on the board stating it was rented but they were still kicked off. Supervisor Corwell thanked Mr. Lemus for leaving peacefully and not arguing with the team. The Chairman pointed out that the team Mr. Lemus is referring to has a tendency to reserve the field at the last minute, and it is possible that a sign was not put up if it was reserved late in the day. Supervisor Brookens added that the top field is considered a game field and for reservation use only. Mr. Shetter asked if the hourly rates for the fields are posted on the Township website. The Secretary responded that the fee schedule is on the website as well as the rental forms, which also have rental fees listed. Mr. Lemus indicated that he would be willing to take responsibility for damages if they could have a specific time to use the fields. The Chairman responded that the problem with allowing one group is that others will want special treatment as well. The other issue is a group may want to pay to reserve the field at the time that they are using it. Mr. Shetter advocated that most of these men are residents and that should have some bearing on waivers. The Secretary suggested that there be a specific time the fields are open to the public or even a specific field that is open for public use. Supervisor Brookens responded that the soccer field is open to the public anytime. The Secretary responded that the feedback from residents in the office indicates that the field is not available for game and practice purposes because the goals are locked. Mr. Lemus asked if there are plans for more grass soccer fields, and Supervisor Brookens responded probably not because there is not enough space left at the Park. Mr. Jones asked if it would be possible to reserve a time without paying since they are not an organization that collects fees from players, rather a group of men that get together to play and exercise. By reserving a time, the Township would know who to hold responsible. The Chairman responded this would be a conversation to have internally with the Solicitor and review policies. Supervisor Corwell encouraged the group to stay engaged in conversation with the Township. The Chairman acknowledged there are not enough fields, especially turf, in the area and the Township is looking at some things for the future. Mr. Lemus added that their group consists of many youth and it is nice to see them be able to use the fields. He asked why the goals are locked on the grass soccer field. Supervisor Brookens responded it is to control use on the fields. Mr. Lawson asked if the reservation calendars are posted on the Township site; Supervisor Brookens responded they are not. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Resolution 16-2024, Greene Township Fee Schedule.

The Solicitor reported that he is reviewing the right of way agreement for the Gayman Subdivision Plan as well as drafting a Zoning Map Ordinance Amendment and working with Shawn on the loan documents for Fayetteville Volunteer Fire Department.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 32147 through 32171 and six ACH transactions to be paid from the general fund, check number 3975 to be paid from the liquid fuels fund, and check number 2325 to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:13 pm.

Respectfully submitted,

Secretary/Treasurer