

The Greene Township Board of Supervisors held its regular meeting on Tuesday, June 25, 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, Daniel Bachman – Zoning Officer, Lindsay Loney – Secretary/Treasurer

The Chairman called the meeting to order at 12:09 pm.

The minutes of the Regular Meeting and Public Hearing held June 11, 2024 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Mr. Glenn Shetter stated there were two properties in his development that he would like to address, and he filed formal complaints with the Zoning Officer (ZO). A fire occurred at 3506 Interchange Drive a little over a year ago and it has not been repaired. It appears that no one is living there except the dog, which the property owner comes to let outside a few times a day. Mr. Shetter stated that there is a tarp over the roof, a broken window and the grass is approaching a foot tall. He noted that in the past the Township has withheld a fire insurance escrow until the property was cleaned up. Mr. Shetter reported that he has also filed complaints about unregistered/uninspected vehicles at 3464 Interchange Drive. There is currently a wrecked vehicle in the driveway with no front end or radiator. The property is overgrown and the shrubs are not maintained. He acknowledged the Township has no Ordinance regarding shrubs, but it is an eye sore and suggested the Supervisors inspect themselves. Mr. Shetter also alleged that the owners are renting rooms out and he does not believe that is permitted in the R1 zoning district. The ZO responded that he has received complaints and been out numerous times to both properties. The last time he was out to 3506 Interchange Drive, the grass was mowed and all solid waste was cleaned up. He advised Mr. Shetter at the time that the Township has no Ordinance regarding the dog situation and he suggested contacting the dog warden. The ZO confirmed the Township does receive fire insurance escrows for properties that have fire insurance but did not receive any funds for this particular property; perhaps they did not have fire insurance. The ZO explained that he already informed Mr. Shetter that he has no evidence to prove that the camper parked at 3464 Interchange Drive is being occupied and no way of knowing if the people living at the house are residents, visitors, etc. Furthermore, the Township has no Ordinance regulating the number of residents permitted to live in a home. He thanked Mr. Shetter for coming but stated he has already relayed all of this information to him via phone and does not appreciate him coming to a meeting acting as though he is not doing his job.

The ZO presented a request for review time extension for the Jaindl Land Development Plan through August 31. This is the ninth extension for the Plan. The applicant is working on addressing comments and the ZO expects revised plans to be submitted soon. Supervisor Brookens asked why the request is such a short time period, and the Solicitor responded he is not sure but knows that they do plan to be at the Planning Commission meeting in July. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for review time extension for the Jaindl Land Development Plan, extending the deadline through August 31, 2024.

The ZO presented a request for review time extension for the Greene Acres Subdivision Plan. This would be the fifth extension and would run through September 29. The ZO stated that the revised plans were submitted today and the NPDES permit went to DEP. He is hopeful that all comments have been addressed and it will be on the agenda in the near future. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for review time extension for the Greene Acres Subdivision Plan, extending the deadline through August 31, 2024.

The ZO presented a request from S&A Homes for waiver of Greene Township Codes 85-38.A, block length, and 85-39.I(1)(a), intersecting streets, for the proposed Green Hills Village Subdivision. This plan would be for the remainder of the Mountain Shadows Development. The ZO explained that the maximum block length permitted by the Code is 1200 feet and the applicant is asking for 1600 feet. The reason is that DEP has determined there is a high quality stream running through the area and therefore can only be crossed at one place. The Code requires 500 feet between intersecting streets and the applicant is proposing a separation of 200 feet from the Mt. Pleasant Road/Shearer Road intersection to the proposed entrance to the development. Tim Cormany, Township Planner, reviewed the requests, and a copy of his comments are in the packets. He had nothing discouraging to say and recognized that the stream does create a hindrance as far as where the entrance can be placed due to how many times the stream can be crossed. Dave Thomas, S&A Homes, presented a map of the area depicting the

proposed placement of the streets. He explained that S&A considered Mr. Cormany's suggestion to connect to Cedarbrook Court, but did not feel DEP would be on board because of going through a basin area and disturbing something that is already working. In regards to the intersection distance, they considered pushing the entrance out onto Mt. Pleasant Road but that is a PennDOT road and has a sharp curve, which creates a blind spot. Mr. Thomas explained that they chose the proposed location because it is at a high point on Shearer Road and has a clear view to the left and right. If the entrance were shifted to the left to meet the 500-foot distance requirement, the sight distance would be hindered. The Township Engineer agreed with that statement. The Engineer added that in regards to the block length, the road would be 1,057 feet without the repairing buffer required for the stream. The Chairman asked the Engineer if he was comfortable with the distance from the intersection to the entrance only being 200 feet if someone was making a right turn at the intersection. The Engineer responded that he was. Supervisor Brookens asked if the streets would be private or dedicated, and Mr. Thomas responded they would be dedicated to the Township. The Chairman asked what was depicted on the map between the townhouse units. Mr. Thomas responded there is an alley in between that would be maintained by the HOA. Supervisor Corwell asked how many units are proposed for this phase. Mr. Thomas responded that the plan proposes 162 units total with a 60/20/20 split (98 single family, 32 townhomes, 32 duplexes). Supervisor Corwell expressed concern for that many vehicles coming in and out with the intersection being only 200 feet away. The Township Engineer responded that in regards to sight distance that is where you would want the intersection to be. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Codes 85-38.A and 85-39.I(1)(a) for the proposed Green Hills Village Subdivision.

The ZO presented a request for waiver of Greene Township Code 85-51.A, installation of sidewalks, for the BBI, LLC Land Development Plan. The property is located on Philadelphia Avenue in front of the roller skating rink. The plan proposes to demolish an existing office/single family home and construct a new office/storage building. There is currently a diesel repair shop and a tattoo shop in the area and no sidewalks exist. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-51.A for the BBI, LLC Land Development Plan with condition that sidewalks be shown on the Plan and a note be placed on the Plan that sidewalks will be installed at the owners expense should the Township deem necessary in the future.

The ZO presented the BBI, LLC 1 Lot Final Land Development Plan located on Philadelphia Avenue. He noted that the current building does not meet building setbacks and the new building corrects those encroachments. BBI, LLC has several rental properties and the building will be used for office space and storage of maintenance items. The Franklin County Planning Commission reviewed the Plan with no comment. Guilford Water Authority (GWA) approved the Plan and Greene Township Municipal Authority (GTMA) approved and will utilize the existing connection. The Franklin County Conservation District (FCCD) deemed the sediment control adequate. The Township Engineer and Planner comments were addressed. The Greene Township Planning Commission (GTPC) reviewed the Plan and recommended approval. A traffic impact study was done and it was determined the Plan will create 40 new peak hour trips in TSA 1, for a total traffic impact fee of \$11,016. The Township Engineer stated that he is familiar with the property and is satisfied that his comments have all been addressed. He reviewed the Stormwater Bond estimate and found the amount of \$11,240.35 to be sufficient for construction of the raingarden. He recommends approval of the Plan. Supervisor Corwell asked if the access would be shared. The applicant's surveyor responded that the property could be accessed two ways, one at Fully Engaged and one at Big Hot Olive. Supervisor Brookens asked if the parking is shared. The Township Engineer responded that was one of the Planner's comments and a parking detail was placed in the notes. The applicant's surveyor added that a Parking and Circulation Plan was done when the Big Hot Olive Plan was approved, but the lines have never been painted. The ZO stated that he was not aware the lines were not painted and they would need painted prior to the Occupancy Permit being issued for BBI, LLC. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the BBI, LLC 1 Lot Final Land Development Plan with the following conditions: 1) a Stormwater Bond in the amount of \$11,240.35 be posted prior to the Plan being released and 2) a traffic impact fee in the amount of \$11,016 be paid at the time of land use permit application.

The ZO presented the Gayman Final Subdivision Plan located at the sharp bend on Musser Rd in the AR zone. The property is not served by public water or sewer. The Sewage Enforcement Officer verified that the existing system is functioning. A non-building waiver was sent to DEP in May. The Engineer and Planner comments have been addressed. The Solicitor reviewed and worked with the surveyor to address the comments and establish a right of way maintenance agreement. The applicant has opted to take advantage of the one-time exemption for the recreation fee. The Franklin County Planning Commission received the Plan and had no comments. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Gayman Final Subdivision Plan as presented.

The Chairman presented a draft letter to Senator Mastriano opposing HB 1976 and HB 2045. He explained that both bills contemplate the state determining where housing will be located and strips the municipalities' rights in zoning. The proposed bills will allow all types of housing within all districts. The Chairman recommended sending a copy of the letter to Representative Kauffman and PSATS. He added that several other municipalities in Franklin County are sending letters to their state representatives. Supervisor Corwell and Supervisor Brookens both expressed agreement with the opposition. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to send a letter to Senator Mastriano, Representative Kauffman and PSATS stating opposition to HB 1976 and HB 2045.

The Chairman presented a proposal to complete a campaign planning study for the Letterkenny Sports Complex from Match, a company specializing in non-profit consulting. The proposal consists of two parts – a planning study followed by a business model based on the results of the planning study. Once the study is complete, the Township can elect to have Match manage the campaign and funding. The study is expected to take 15 weeks to complete. The Chairman explained that this project is being done in conjunction with LIDA; he spoke to the director and LIDA is willing to pay 50% of the study. Supervisor Brookens concurred that this is a necessary step in obtaining private funding for the project. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the campaign study proposal from Match in the amount of \$29,500 as presented.

The Chairman presented a proposal from YSM to prepare planning for the Letterkenny Sports Complex. YSM has done master planning for the Township Park over the past 18-20 years. Dennis E. Black Engineering will provide the mapping. The proposal is to prepare a pre-master plan, present the option to the Board, LIDA and the public and then prepare a final master plan. LIDA has agreed to pay 50% of the fees. Supervisor Brookens pointed out that some of the studies listed in the scope of work have already been done and he wondered if the proposal should be revised. The Chairman responded that YSM does have those studies in their possession and the fees in this proposal are for the design of the space. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the proposal from YSM for design of the Letterkenny Sports Complex in the amount of \$31,100 as presented.

Supervisor Brookens explained that Nathan Beam is a current probationary employee hired for the park maintenance crew. He has completed his 90-day probationary period and done a very good job so far. He recommends promoting Nathan to regular full time status with a \$0.50 raise. The Chairman agreed and added that Nathan is willing to go above and beyond. He talked to him about potentially obtaining his CDL and pesticide licenses as well. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to promote Nathan Beam to regular full time status with a raise of \$0.50 per hour.

The Solicitor reported that he is meeting next week with Supervisor Corwell regarding the Fayetteville Volunteer Fire Department loan.

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 32190 through 32209 and four ACH transactions to be paid from the general fund, check numbers 3976 and 3977 to be paid from the liquid fuels fund and check number 2326 to be paid from the electric light fund.

The Chairman adjourned the meeting at 1:02 pm.

Respectfully submitted,

Secretary/Treasurer