

The Greene Township Planning Commission met Monday, July 8, 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 Fogal, seconded by Member Wenger, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the June 10, 2024 meeting as presented.

**PRIVILEGE OF FLOOR**

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

**REVIEW MONTHLY ZONING OFFICE REPORT FOR JUNE 2024**

The Zoning Officer (ZO) presented the Zoning Report for June 2024 and noted that the number of Land Use Permits issued this year has increased by approximately 50 permits as compared to last year at this time. This increase is due to renovation work being done at the Scotland Campus. There being no further comments, the Zoning Report shall stand approved as presented and become part of the official record.

**THE FAMILY COW - 1 LOT FINAL SUBDIVISION PLAN**

The ZO presented the 1 Lot Final Subdivision Plan for The Family Cow located in the HC (Highway Commercial) Zoning District on Olde Scotland Road. They currently operate a dairy store on the property, and the plan proposes to create a lot on their farm for the purpose of constructing a 7,500 square foot retail store, and an 11,200 square foot warehouse / cold storage building. The applicant plans to add three paved parking areas with 54 spaces to support the new construction, as well as improve the access out onto Olde Scotland Road which will require a Penn Dot Highway Occupancy Permit. The plan proposes extension of the Greene Township Municipal Authority public sewer, and a sewage planning module has been submitted to PA DEP and is currently still under review; the plan is still under review by Guilford Water Authority as well as the Franklin County Conservation District; the Franklin County Planning Commission reviewed the plan with no comment; and the Traffic Engineer reviewed the plan and estimated that the project will create 17 new peak hour trips for a total Traffic Impact Fee of \$43,044.00. The Engineer and Planner’s comments are included in the packets (attached). The Engineer reviewed his comments and noted that a stormwater application should be included as part of the submission, as well as more clarification regarding the driveway entrance off Olde Scotland Road into the new facility. He also noted that infiltration basin 1 and part of 2 are located on the original farmstead but support the created lot for the commercial use. A right of way should be added to the farmstead lot in favor of the commercial lot, and maintenance responsibilities will need to be provided for the owners of each lot. He also suggested protection on the three inlets for the

**MINUTES – GREENE TOWNSHIP PLANNING COMMISSION**

**July 8, 2024**

stormwater piping system should be provided to control sediment buildup and pipe clogging. The Engineer also noted that they are showing a 100 ft setback to the farm and the barn, and he asked for details on the population of the herd because the setback can vary depending on the number of animals. He recommends approval of the plan subject to his comments being addressed. The Applicants Planner Mr. Jim Maun explained that the herd tally he received from the Family Cow is under 100 animals, but he will provide more detail on the plan to address that concern. On a motion by Member Feldman, seconded by Member Kuhns and by a vote of 5-0, it was recommended that the 1 Lot Final Subdivision Plan for The Family Cow be forwarded to the Board of Supervisors subject to the comments of the Planner and Township Engineer.

**ADJOURNMENT**

On a motion by Member Wenger, seconded by Member Fogal and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 7:43 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION