

The Greene Township Board of Supervisors held its regular meeting on Tuesday, October 8, 2024 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns, Shawn Corwell – Supervisors, Tyler Beaston – Solicitor, Greg Lambert - Engineer, Daniel Bachman – Zoning Officer, Lindsay Loney – Secretary/Treasurer

Absent: Travis Brookens – Supervisor

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 minutes of the regular meeting held September 24, 2024 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Barbara Rider (3312 Muirfield Drive) asked if there had been any further communications with the Scotland School owners, and the Chairman responded no. Karl Shaffer (3326 Carnoustie Drive) asked what work was being done to the railroad behind the school. The Township Engineer explained that the railroad company is installing a maintenance system on the tracks to monitor train traffic, and it has nothing to do with the school. Mr. Shaffer asked if any of the Supervisors have been out to observe construction, because it looks like they are installing a terminal for passengers. Supervisor Corwell explained that the railroad company put out a news release about the project, which was shared on the Township Facebook page for reference. Mr. Shaffer asserted that it appears to be a terminal, and the Township should keep an eye on the situation.

The Zoning Officer (ZO) presented the monthly Zoning Office Report for September 2024. The report shall stand approved as presented and become part of the official record.

The ZO presented the LK 29 1 Lot Final Land Development Plan, located in the Cumberland Valley Business Park off Development Avenue in the HI zoning district. The plan proposes a 416,000 square foot building to operate a rail-served logistics center. The Zoning Hearing Board granted a parking variance on April 16 with the following conditions: 1) if the employee number exceeds 58 or the property changes use, it must be reviewed by the ZHB again and 2) space for additional parking (416 spaces) be shown on the plan. The Franklin County Planning Commission reviewed the plan with no comment. York Water will provide water and sewer and has reviewed and approved the plan. The sewage planning was previously approved by PA DEP. The Franklin County Conservation District issued the NPDES permit. The Greene Township Planning Commission recommended approval based on comments being addressed, which has been done. The plan will create 76 new peak hour trips in zone 2 for a total transportation impact fee of \$55,024. The Township Engineer reviewed the plan and finds the stormwater plans and estimated bond to be acceptable. He recommended the \$953,910 bond be posted prior to the plans leaving the office. Lance Kegerreis (applicant's engineer) explained that the applicant has a potential tenant for the building and if that works out, the bond will be posted prior to the 90-day deadline. There is a chance that will not happen, and the applicant would need to request re-approval. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board unanimously voted to approve the LK 29 1 Lot Final Land Development Plan with the following conditions: transportation impact fee totaling \$55,024 be paid at the time of land use permit application and stormwater bond in the amount of \$953,910 be posted prior to the plan being released.

The ZO stated that the Clint Burkholder 1 Lot Final Land Development Plan is not ready for review this evening.

Supervisor Corwell presented an email from the Franklin County Commissioners expressing their desire to extend the lease agreement for the District Magistrate's office for another ten years. The Chairman noted that a few items in the original lease should be reviewed before extending. Supervisor Corwell agreed and suggested the Solicitor review the agreement. The Chairman asked the solicitor to prepare a draft agreement for the Board to review.

Supervisor Corwell presented a request from the Fayetteville Volunteer Fire Department for box card changes. When a call comes in, the box card lists what equipment should be dispatched for each type of call. With personnel shortages, it is not always possible to get every unit out and then the next company must be alerted. The requested change would list the company rather than the units. Most fire companies in Franklin County are doing this because of manpower shortages. On a motion by Supervisor Burns, seconded by Supervisor Corwell, and by a vote of 2-0, the Board unanimously voted to approve box card changes for the Fayetteville Volunteer Fire Department as presented.

The Chairman explained that each year the Board provides a donation to the Cumberland Valley Animal Shelter. The Shelter provides a tremendous service to the Township and residents. Supervisor Corwell concurred and added that they are also located in the Township. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board unanimously voted to provide a donation to the Cumberland Valley Animal Shelter in the amount of \$17,500 as budgeted.

The Solicitor had no comments.

On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 32463 through 32486 and eight ACH transactions to be paid from the general fund and check number 2334 to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:29 pm.

Respectfully submitted,

Secretary/Treasurer