

The Greene Township Planning Commission met Monday, November 4, 2024, at 7:00 p.m. in the Township Municipal Building, 1145 Garver Lane, Chambersburg, Pennsylvania. Present: William Green, Chairman; Ralph “Kip” Feldman, and Rich Fogal, Members; Daniel Bachman, Zoning Officer; Gregory Lambert, Township Engineer, and Tyler Beaston, Solicitor. Absent were Members Brooke Wenger and Brian Kuhns.

VISITORS

See attached list.

CALL TO ORDER

Chairman Green called the meeting to order at 7:03 p.m. and advised that the meeting will be recorded for accuracy purposes.

APPROVAL OF MINUTES

The October 7, 2024 meeting minutes were approved by unanimous vote on a motion by Rich Fogal and seconded by Kip Feldman.

PRIVILEGE OF FLOOR

None

REVIEW MONTHLY ZONING OFFICE REPORT FOR OCTOBER 2024

The Zoning Officer (ZO) presented the Zoning Report for October 2024 for informational purposes, and it was approved as presented and will become part of the official record.

CLINT BURKHOLDER - 1 LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the revised 1 Lot Final Land Development Plan for Clint Burkholder located in the R1 Zoning District on Grand Point Road. The plan proposes expansion of an existing farm operation which will include the addition of six (6) structures. The plan was presented to the Planning Commission in June along with a Conditional Use Application, which has been granted by the Board of Supervisors with the condition that any animal composting would take place indoors. The NPDES permit has been approved by the Franklin County Planning Commission, and the Planners Comments have all been addressed. The Engineer reviewed his comments and noted that in order to control the additional stormwater created by the additional impervious surfaces, three (3) infiltration basins and a series of swales and conveyance channels have been included in the site design. He finds the plan to be satisfactory and recommends approval of it subject to the bonding requirement in the amount of \$148,170.12. On a motion by Member Feldman, seconded by Member Fogal and by a vote of 3-0, it was recommended that the 1 Lot Final Land Development Plan for Clint Burkholder be forwarded to the Board of Supervisors subject to the comments of the Engineer.

SCOT-GREENE, PHASE II - 49 LOT FINAL SUBDIVISION PLAN

The ZO presented the 49 Lot Final Subdivision Plan for Scot-Greene Estates located in the R-1 Zoning District at the rear of the existing Scott-Greene development. The plan proposes development of duplex dwelling units as well as an extension of St. Andrews Drive to Fox Hill Drive. The Board of Supervisors previously approved the Preliminary Plans in 2022 as well as two waiver requests regarding block length, and the length of the panhandle lots. The Franklin County Planning Commission reviewed the plan at the preliminary stage with no comment; the Greene Township Municipal Authority and Guilford Water

Authority have given no comment to date; the NPDES permit was issued by the Conservation District; DEP approved the planning module in 2022; the Transportation Impact Fee is \$149,260.00; and the Recreation Impact Fee is \$36,000.00. The ZO reviewed the Planner's comments (attached), and the Engineer reviewed his comments noting that the plans satisfactorily reflect Phase 2 of the plans of the prior approval. He suggested that the table of addresses on sheet 2 be updated to reflect Birkdale Drive replacing St. Andrews Drive where appropriate, as well as updating the Construction Schedule. He also noted that stop signs should be added to both ends of Birkdale Drive along with two 25mph speed limit signs. The Post Construction Stormwater Management Plans should be added to the plan submission and referenced on the sheet index table, and the Bond Estimate that was submitted requires the paving unit costs to be updated to reflect 2024 prices. On a motion by Member Fogal, seconded by Member Feldman, and by a vote of 3-0, it was recommended that the 49-Lot Final Subdivision Plan for Scot-Greene Estates, Phase II be forwarded to the Board of Supervisors for approval subject to the Planner and Engineer's comments being addressed.

ADJOURNMENT

On a motion by Member Feldman, seconded by Member Fogal and by a vote of 3-0, the Planning Commission motioned to adjourn the meeting at approximately 7:40 P.M.

Respectfully submitted,

Ralph (Kip) Feldman, III, Secretary

GREENE TOWNSHIP PLANNING COMMISSION