

The Greene Township Planning Commission met Monday, December 9, 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; Daniel Bachman, Zoning Officer; Gregory Lambert, Township Engineer, 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

The November 4, 2024 meeting minutes were approved by unanimous vote on a motion by Brooke Wenger and seconded by Rich Fogal.

PRIVILEGE OF FLOOR

None

REVIEW MONTHLY ZONING OFFICE REPORT FOR NOVEMBER 2024

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

JAINDL - 1 LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the 1 Lot Final Land Development Plan for Jaindl Land Co. for construction of a 987,500 square foot warehouse building located on Philadelphia Avenue. The front portion of the property is located in the Highway Commercial (HC) Zoning District and the rear portion of the property is located in the Transitional Commercial (TC) Zoning District. The plan was presented to the Planning Commission as a Preliminary Plan on April 8, 2024 and tabled at that time. Since that time the developers wish to have the plan considered as a Final Plan which will allow the applicant to apply for Building Permits and start construction when approved. The Franklin County Planning Commission reviewed the plan with no comment; there has been no approval to date from the Greene Township Municipal Authority; PADEP has approved the sewage planning module; Guilford Water Authority approved the plan; bond calculations from the Sewer Authority or the Water Authority have not been received to date; the Highway Occupancy Permit for the project is currently under review; the Franklin County Conservation District issued the NPDES Permit; the Traffic Engineer reviewed the plan and previously estimated that the project will create 146 new peak hour trips for a total Traffic Impact Fee of \$231,848.00, but the Township has since amended the Ordinance that provides for Traffic Impact Fees and the fees have been adjusted slightly higher. The Supervisors deadline for this plan is December 11, 2024, but an extension request letter from the applicant was received today granting an extension until March 2025. The ZO reviewed the Planners comments (attached), most of which have been addressed. The Engineer reviewed his comments, most of which have also been addressed. He noted that the required detailing for the

traffic signal improvements at the access/Route 11/Sycamore Grove Road intersection is not included on the plans; offsite improvements are being shown on private property for which no third-party signature has been provided; and an agreement for the construction and maintenance of the traffic signal should be completed. The Engineer also noted that the stormwater plan proposes to control the impervious runoff by utilizing a spray irrigation system, and he has concerns about the complexity of the system and what guarantees can be provided to ensure that it is properly maintained and permanently operational. The stormwater bonding amount should also be revised to include the cost of the required spray irrigation system pumping, computer control, and housing for the control panel. Before final approval can be considered, all the documents for the agreements concerning the construction and operation of the Traffic Signal Highway Improvements should be finalized and signed, and an operation and maintenance agreement must be provided for the Township review of the ongoing operation of the irrigation stormwater system and how it will be financially guaranteed. He stated that the Township should not consider approving final plans indicating improvements on private property, and the improvements that will be required within the Township right-of-way have not been indicated nor has the application for the required Highway Occupancy Permit from the Township been made. He stated that there continue to be issues with this final plan submission that require resolution before this plan can be recommended for approval. Mr. Glenn Shetter (Township Resident) addressed the Board to raise concerns regarding sinkholes and caves in that whole area. He stated that the mobile home park in that area is built on a sinkhole, so he thinks the Township is within their rights to question the whole project based on the presence of sinkholes and caves in the area. 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 Land Development Plan for Jaindl Land Co. be tabled to allow the comments of the Planner and Engineer to be addressed.

BENEDICTS PRODUCE - 1 LOT FINAL LAND DEVELOPEMENT PLAN

The ZO presented the 1 Lot Final Land Development Plan for Benedicts Produce located off Brindle Road in the R-1 Zoning District. The plan proposes construction of an 11,900 square foot refrigerated storage building addition to their agricultural storage processing facilities. The Franklin County Planning Commission reviewed the plan with no comment; there is no sewage planning needed for this plan; the site is served by on-lot septic and well so no comments are required from the Greene Township Municipal Authority or Guilford Water Authority; the Conservation District was provided a copy of the plan and it was deemed incomplete; the stormwater bond and the Transportation Impact Fee will need to be determined. The ZO reviewed the Planner's comments (attached), which states that the index map scale exceeds the scale that is permitted by the Subdivision Ordinance, and a waiver request should be submitted to the Board of Supervisors for the larger scale. The index map should also indicate the location of all existing improvements as well as the location of the stormwater improvements and the creek. It should also highlight the location of the proposed development on the property. The Engineer reviewed his comments noting that a stormwater application should be included as part of the submission, and the stormwater infiltration system appears to conform with the requirements of the Stormwater Ordinance. The stormwater infiltration bed should be lined with geotextile material and clean 2 or 3B stone aggregate placed, and an end section should be included on the end of the 15" outlet pipe. The Engineer stated that he would recommend approval of the plan subject to his comments being addressed. Mike Runyon with Byers and Runyon addressed the Board and stated that he is working on the Conservation District comments, and a revised index map has already been completed to show more detail. On a motion by Member Wenger, seconded by Member Fogal, and by a vote of

MINUTES – GREENE TOWNSHIP PLANNING COMMISSION

December 9, 2024

5-0, it was recommended that the 1 Lot Final Land Development Plan for Benedicts Produce 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 Kuhns and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 7:55 P.M.

Respectfully submitted,

Ralph (Kip) Feldman, III, Secretary

GREENE TOWNSHIP PLANNING COMMISSION