



GREENE TOWNSHIP BOARD OF SUPERVISORS

1145 Garver Lane

Chambersburg, Pennsylvania 17202

Telephone: Supervisors 717-263-9160 Zoning 717-263-4990 • Fax: 717-263-6427

E-mail: greene@greenetwp.us • Website: www.twp.greene.franklin.pa.us

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Gregory P. Lambert, P.E., *Engineer*

August 19, 2024

USA UP STAR, LLC

1760 Industrial Drive

Greenwood, IN 46163

Attn: MaryBeth Milici

Re: Inquiry regarding use of property at 3583 Scotland Road, Chambersburg, PA 17202

Dear Ms. Milici,

This letter is in response to your email inquiry submitted to our office under date of August 7, 2024 regarding a proposed use of property located at 3583 Scotland Road, Chambersburg. This property is located in the R-1 (Low Density Residential) Zoning District and is listed as Franklin County Tax Map U.P.I. # 09-0C13.-030A-000000 (the "Property").

For purposes of use classification within Greene Township Code Chapter 105 Zoning, the current use of the Property would be regulated under Greene Township Code 105-7.A(5) as a public or private school. The current use as a summer camp is consistent with the historical use of the Property as a school, operating as the Scotland School for Veterans' Children, Winebrenner Theological Seminary and Scotland Campus, Inc. While the site is currently referred to as "Camp Malka", for zoning purposes the current use would be considered a boarding school where religious education study and retreat periods are offered for finite periods of time.

As described in your inquiry, proposed use of the Property would be for purposes of providing shelter * for refuge families.

The proposed use as described would be regulated within Greene Township Code 105-10. Highway Commercial District (HC) § 105-10.C(1) as a Residential use not otherwise provided for.

Greene Township Code 105-10.C(1)(a) provides: Whenever a residential use is neither specifically permitted nor prohibited by this chapter, an application shall be referred by the Zoning Officer to the Zoning Hearing Board to hear and decide such request as a special exception. Authority to permit or deny the proposed use shall be subject to the following standards in addition to those outlined in § 105-57.1.

[1] The proposed use is similar to or compatible with permitted uses in the **HC Zone**.

[2] The proposed use is not permitted in any other zone under the terms of this chapter.

August 19, 2024
USA UP STAR, LLC
Attn: MaryBeth Milici

Based on the above it would be my determination that the proposed use would not be a permitted use in the R-1 (Low Density Residential) Zoning District. Such a use would be regulated as a residential use not otherwise provided for and therefore could only occur in the HC (Highway Commercial) Zoning District as outlined in Greene Township Code 105-10.C(1)(a)[1].

You have the right to appeal this determination to the Greene Township Zoning Hearing Board if you wish.

Thank you for your inquiry into this matter. In the event you have further questions, please contact the Zoning Office at (717) 263-4990. The above referenced Sections of Township Code can be accessed at the Township website: www.twp.greene.franklin.pa.us

Sincerely,



Daniel R. Bachman,
Zoning Officer

Cc: file
Kurt Williams, Solicitor

Dan Bachman

From: Marybeth Milici <marybeth.milici@usaupstar.com>
Sent: Thursday, August 15, 2024 10:00 AM
To: Dan Bachman
Subject: RE: Inquiry on Zoning Verification and Compliance

Good Morning Mr. Bachman,

This site would be a shelter for families seeking refuge within the United States. We would be working closely with the US Government to provide this shelter.

Let me know what details you would need to be able to provide zoning verification.

Thank you for your time.

Best,



MaryBeth Milici
Director of Capture & Proposal Management

USA UP STAR, LLC
1760 Industrial Dr. Greenwood, IN 46143
O: 317.676.1776
marybeth.milici@usaupstar.com
Remote in Texas



www.usaupstar.com
Service-Disabled Veteran Owned Small Business



From: Dan Bachman <dbachman@greenetwp.us>
Sent: Friday, August 9, 2024 12:07 PM
To: Marybeth Milici <marybeth.milici@usaupstar.com>
Subject: RE: Inquiry on Zoning Verification and Compliance

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Good afternoon, Ms. Milici

I'm sorry but to be able to provide an answer to your question, I'm going to need additional information on the proposed use.

Regards;

Daniel R. Bachman,
Zoning Officer

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From: Marybeth Milici <marybeth.milici@usaupstar.com>
Sent: Wednesday, August 7, 2024 3:42 PM
To: Dan Bachman <dbachman@greenetwp.us>
Subject: Inquiry on Zoning Verification and Compliance

Dear Mr. Bachman,

I hope this email finds you well.

We are currently conducting due diligence to ensure that our intended use of the facility at 3583 Scotland Rd, Chambersburg, PA 17202 as a shelter aligns with local zoning laws and land use regulations. At present, the site operates as a summer camp center.

Could you please confirm the following details:

- Whether the current zoning permits the operation of a shelter at this site.
- If any zoning variances or special permits are required for this intended use.
- The process and timeline for applying for any necessary variances or permits, if applicable.
-

We do not have additional information at this time and your guidance on these matters will be instrumental in ensuring we meet all regulatory requirements.

Thank you for your assistance.

Best regards,



MaryBeth Milici
Director of Capture & Proposal Management

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