

MINUTES - GREENE TOWNSHIP PLANNING COMMISSION MEETING

July 14, 2025

The Greene Township Planning Commission met on Monday July 14, 2025, 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; and Tyler Beaton, 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 was being 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 9, 2025 meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR JUNE 2025

The Zoning Officer (ZO) presented the Zoning Report for June 2025 for informational purposes, and it was accepted as presented and will become part of the official record.

U.S. INN – 1-LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the 1-Lot Final Land Development Plan for U.S. Inn located on Philadelphia Avenue within the Highway Commercial (HC) zoning district. The plan proposes construction of a 181 square foot office addition at the front of the building. The Franklin County Planning Commission reviewed the plan with no comment. Copies of the plan were provided to the Greene Township Municipal Authority, although no connection will be made. The Guilford Water Authority approved the plan. The Franklin County Conservation District is currently reviewing the plan but would typically not require approval unless the disturbed area is greater than 5,000 square feet. The Township Planner’s comments have all been addressed. The Township Engineer had no comments. The Traffic Engineer determined no transportation impact fee was needed for the project. Chairman Green asked if there is an existing office, and the ZO responded that he believes the manager lives on site and has a small office. Chairman Green asked if that meets Township regulations; the Zo responded yes. On a motion by Member Kuhns, seconded by Member Wenger, and by a vote of 5-0, the Commission recommended that the 1-Lot Final Land Development Plan for U.S. Inn be forwarded to the Board of Supervisors.

GOPINATH (DUNKIN DONUTS) – 1-LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the 1-Lot Final Land Development Plan for Gopinath (Dunkin Donuts) located at the intersection of Route 11 and 997 within the Highway Commercial (HC) zoning district. The entrance will be shared with the Italian Village Restaurant; the same owner owns both businesses. The Franklin County Planning Office reviewed the plan and offered no comments. The Greene Township Municipal Authority is still reviewing the plan. The Guilford Water Authority approved the plan in June, and no bond is required. The Planning Module was approved by PA DEP. The Franklin County Conservation District is currently reviewing the plan. A stormwater bond has not been calculated yet. Joe McDowell, P.E. (Martin and Martin) reviewed the plan as Township Engineer. Comment #7 notes that the Township Code requires a minimum stormwater pipe diameter of 15”. A waiver request has been submitted and that will be

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reviewed by the Board of Supervisors at the next meeting. The request was forwarded to Joe McDowell, and he felt the request was justified. Member Fogal asked how the stormwater is being handled and where it ends up. Lance Kegerreis, the applicant's engineer, responded that it is comprised of a combination of small surface basins, pavement and a small underground portion. It is piped into the existing system, which taps into an onsite inlet on the Italian Village property. Chairman Green asked if the pipes are depicted on the plan and if PennDOT provided approval to drop into that inlet box. Mr. Kegerreis pointed out the pipes on the plan and stated that all work is done outside of PennDOT's right of way on private property, so approval is not needed. The ZO noted that the plan cleans up the parking lot and provides better traffic flow for both properties. A shared parking agreement has been drafted and will be reviewed by the Township Solicitor prior to going to the Board. Member Feldman asked if there would be traffic control restrictions at the entrance along 997, and Mr. Kegerreis explained that it would be exit only. The Solicitor asked if a sidewalk waiver was submitted; Mr. Kegerreis responded not yet, but it will be. Chairman Green pointed out that there is not much room for traffic to line up at the 997 exit, and it might help if the building was shifted forward. Member Kuhns agreed. Mr. Kegerreis explained that the building is angled that way to allow for tractor trailers making a left turn. However, they could square the bottom of the entrance up a little more to widen the width. Member Fogal asked if the water and sewer connections will be separate for the two businesses; Mr. Kegerreis confirmed they would be. On a motion by Chairman Green, seconded by Member Feldman, and by a vote of 5-0, the Commission recommended that the 1-Lot Final Land Development Plan for Gopinath (Dunkin Donuts) be forwarded to the Board of Supervisors subject to the following: 1) comments of the Township Engineer and Planner, 2) easements for water across properties and stormwater, 3) realignment to the eastern edge of pavement where it hooks onto 997 to improve vehicular patterns.

WASHCO – 1-LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented the 1-Lot Final Land Development Plan for Washco located on Route 997 at the Scotland Bypass in the Highway Commercial (HC) zoning district. The plan proposes construction of a 200,000 square foot flex building, meaning the occupants are not disclosed. The Board of Supervisors denied a request to have more than three occupants per one entrance, so the maximum occupancy is three businesses for the entire building, and one occupant cannot use more than 100,000 square feet for warehousing. In addition, logistics and/or distribution centers are not permitted in the HC zoning district. The ZO stated he spoke at length to the Township Planner and the applicant's engineer, and they are aware of the restrictions. The plan is still being reviewed by the Township Engineer, but the Township Planner's comments are extensive, and a revised plan will need to be submitted. The plan was sent to the Franklin County Planning Commission, Greene Township Municipal Authority and Guilford Water Authority, but none have provided comments yet. The Sewage Planning Module has been approved. A highway occupancy permit will be required from PennDOT. The property is in transportation service area 3 and will generate 71 new peak hour trips with a total transportation impact fee due in the amount of \$112,748. Chairman Green noted the excessive amount of truck parking and large loading dock on the plan. The ZO added that there are a lot of doors, which leads one to believe there will be a lot of truck traffic. He stated again that he made it clear to the applicant's planner what is and is not permitted at that building. Member Feldman pointed out that the Jaendl plan had a deceleration lane and asked if the Township required that. The ZO responded that was a PennDOT requirement. The Township Engineer spoke with PennDOT and provided a copy of the plan, and they were concerned as well. Member Feldman suggested tabling the plan until more information is provided. The ZO concurred and pointed out that the Engineer's comments regarding stormwater are not even available yet. On a motion by Member Feldman, seconded by Member Fogal, and by a vote of 5-0, the Commission recommended that the 1-Lot Final Land Development for Washco be tabled until more information is presented, noting that a significant amount of tractor trailer parking is shown on the plan and there are concerns how that would relate to zoning.

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ADJOURNMENT

There being no further business before the Commission, the Chairman adjourned the meeting at approximately 8:05 p.m.

Respectfully submitted,

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

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