

MINUTES - GREENE TOWNSHIP PLANNING COMMISSION MEETING

August 11, 2025

The Greene Township Planning Commission met on Monday August 11, 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 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 would be 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 July 14, 2025 meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR JULY 2025

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

PA SOUTHERN RAILWAY – CONDITIONAL USE PERMIT REQUEST AND 1 LOT FINAL LAND DEVELOPMENT PLAN

The ZO presented a conditional use application and land development plan submitted by PA Southern Railway for placement of a rail-served logistics center located along Coffey Avenue in the Cumberland Valley Business Park within the Heavy Industrial (HI) zoning district. The proposed building size is 340’ by 600’ with three points of access. The railway is located to the rear of the property with rail siding along the rear of the building. The property is served by York Water for both water and sewer. The ZO explained that the application was submitted at the deadline, so not many review comments have been received yet. The Franklin County Planning Commission (FCPC) did review the land development plan with no comment. The Conditional Use Permit Application was not provided to the FCPC because the Township Supervisors have not scheduled the Public Hearing yet. The Hearing will need to be held by early October, so the Planning Commission will have another chance to look at the application prior to the Hearing. The Franklin County Conservation District found the initial submission incomplete, which is not uncommon. The traffic engineer reviewed the plan and found that it would generate 75 new peak hour trips in zone 1, for a total transportation impact fee of \$206,550. The applicant’s engineer stated that there is nothing out of the ordinary with this plan. The property is in the HI district, which is where it needs to be, and there are no problems meeting all required conditions. No variances will be requested except the standard sidewalk request since it is in the industrial district. However, LIDA has committed to constructing a walking trail in the area, which will be noted on the waiver request. The Chairman suggested the Commission table the application and plan until the planner and engineer have time to review and provide comments. The ZO stated that he would scan and email the conditional use application so that the members can review it before the next meeting. Member Feldman stated he has a conflict of interest and needs to abstain from voting. On a motion by Member Kuhns, seconded by Member Wenger, and by a vote of 4-0 (Member Feldman abstained), the Commission voted to table the conditional use application submitted by PA Southern Railway. On a motion by Member Wenger, seconded by Member Fogal, and by a vote

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of 4-0 (Feldman abstained), the Commission voted to table the PA Southern Railway 1 Lot Final Land Development Plan.

ADJOURNMENT

There being no further business before the Commission, the Chairman adjourned the meeting at approximately 7:20 p.m.

Respectfully submitted,

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

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