

The Greene Township Board of Supervisors held its regular meeting on Tuesday, September 9, 2025 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Kurt Williams – Solicitor, Greg Lambert - Engineer, Daniel Bachman – Zoning Officer, Lindsay Loney – Secretary / Treasurer

The Chairman called the meeting to order at 7:00 pm, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in.

The minutes of the regular meeting held August 26, 2025 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Rafael Cuesta (83 Rolling Avenue) expressed concern with his neighbor's fence extension. A permit was issued for a 2-foot extension onto her 6-foot fence (making it 8 feet in height). He is upset because it was not professionally installed, and the fence is leaning over onto his property. He called the Township earlier and was told that he would have to initiate a civil case. The Zoning Officer (ZO) confirmed that Land Use Permit 25-288 was issued on September 2 for extension of the fence. He was there and posted the permit in the front yard. The Zoning Ordinance does not require setback off property lines for a fence. Supervisor Corwell added that he spoke to Mr. Cuesta earlier this afternoon and explained the land use permit process to him. The ZO added that the Township does not regulate aesthetics. The permit was applied for and issued as required.

The ZO presented the Monthly Zoning Report for August 2025. The report shall stand approved as presented and become part of the official record.

The ZO presented a request for review time extension for the Gopinath (Dunkin' Donuts) Final Land Development Plan. This is the first extension; the current deadline is September 18, and the applicant is granting an extension through December 18. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant a review time extension for the Gopinath (Dunkin' Donuts) Final Land Development Plan to commence September 18, 2025 and run through December 18, 2025.

The ZO presented a request for waiver of Greene Township Code 85-54.B, 25' maximum driveway radius, for the United Utility Supply Land Development Plan located off Sunset Boulevard West. A building currently exists on the site. The plan proposes an additional area to the rear, a three-sided storage building and additional entrance. The Township Code provides radius requirements for commercial driveways that are not conducive to tractor trailers and are less than what PennDOT allows. The Code provides a maximum driveway width of 25 feet, and the applicant is requesting a width of 40 feet. The Chairman acknowledged that the Ordinance is outdated, and the Board has discussed updating it. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-54.B, 25' maximum driveway radius, for the United Utility Supply Land Development Plan.

The ZO presented a request for waiver of Greene Township Code 85-51.A, installation of sidewalks, for the United Utility Supply Land Development Plan. The property is in the Sunset Commercial and Industrial Park, and no other sidewalks are in the area. The Chairman noted that pedestrian traffic is not typically seen in that area. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-51.A for the United Utility Supply Land Development Plan with condition that sidewalks be shown on the Plan and a note be placed on the Plan that sidewalks will be installed at the owners expense should the Township deem necessary in the future.

The ZO presented a request for waiver of Greene Township Code 85-51.A, installation of sidewalks, for the Lot 3 Sunset, LLC Land Development Plan. The property is located off Sunset Pike in the LI zoning district, and no other sidewalks are in the area. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-51.A for the Lot 3

Sunset, LLC Land Development Plan with condition that sidewalks be shown on the Plan and a note be placed on the Plan that sidewalks will be installed at the owners expense should the Township deem necessary in the future.

The ZO presented a request for waiver of Greene Township Code 85-20.A, maximum plan scale 1" = 100', for the Micah Gayman 1 Lot Final Subdivision Plan. To show the entire farm parcel on one sheet a 1" = 200' plan scale is needed. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-20.A, maximum plan scale 1" = 100', for the Micah Gayman 1 Lot Final Subdivision Plan.

The ZO presented the Micah Gayman 1 Lot Final Subdivision Plan, located on Byers Rd in the R1 zoning district. The farm is at least 100 acres and spans both sides of Byers Road. The plan proposes to subdivide an 18 acre portion off for an agricultural tract. The Township Planner reviewed the plan, and all comments have been addressed. A non-building waiver was sent to DEP. The ZO stated he spoke to the Sewage Enforcement Officer (SEO), and he confirmed that because the property is over 10 acres DEP will not require sewage planning. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Micah Gayman 1 Lot Final Subdivision Plan as presented.

The ZO presented the Firefly Solutions 1 Lot Final Land Development Plan located on Sunset Boulevard East in the HC zoning district. The plan proposes construction of a mini storage facility with one entrance onto Sunset Boulevard East, stormwater management to the rear and gravel parking areas. The Franklin County Planning Commission reviewed the plan with no comment. The plan has no connection to water or sewer, but the plans were provided to the Greene Township Municipal Authority, Guilford Water Authority and SEO for informational purposes. The Franklin County Conservation District issued the NPDES permit. The stormwater was reviewed, and a stormwater bond was calculated at \$125,954.18. The plan will generate 3 peak hour trips in zone 3 for a total transportation impact fee of \$4,764. The Greene Township Planning Commission reviewed the plan in June and recommended approval subject to comments and the NPDES permit being approved. The Engineer and Planner comments have all been addressed. The Chairman asked if the property will be fenced in. The ZO responded yes, and it does meet screening requirements. The Chairman asked if there will be any lighting. The applicant responded there will be wall pack lighting on the buildings and a diagram was submitted. Supervisor Corwell noted that the Fire Chief had a concern regarding access at night and requested a Knox box. The applicant agreed. The Chairman asked how the property is accessed, and the applicant responded there will be a keypad at the gate, which will slide open. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Firefly Solutions 1 Lot Final Land Development Plan with the following conditions: 1) a stormwater bond in the amount of \$125,954.18 be posted prior to the plan leaving the office, and 2) a transportation impact fee in the amount of \$4,764 be paid at time of land use permit application.

The Solicitor had nothing to report this evening.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 33271 through 33295 and seven ACH transactions to be paid from the general fund, check numbers 4053 through 4055 to be paid from the liquid fuels fund and check number 2363 be paid from the electric light fund.

The Chairman adjourned the meeting at 7:32 pm.

Respectfully submitted,

Secretary/Treasurer