

The Greene Township Board of Supervisors held its regular meeting on Tuesday, January 27, 2026 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Kurt Williams – Solicitor, Daniel Bachman – Zoning Officer, Gina Griffith – Secretary

The Chairman called the meeting to order at 12:00 pm and advised that the meeting was being recorded for accuracy purposes.

The minutes of the re-organization meeting held January 5, 2026 shall stand approved as presented and become part of the official record.

The minutes of the regular meeting held January 13, 2026 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. None was offered.

The Zoning Officer (ZO) presented the Annual Zoning Office Report 2025. The report shall stand approved as presented and become part of the official record.

The Chairman presented the consideration of Resolution No. 2026-8 appointing Nelson Raines to the Zoning Hearing Board to fill the unexpired term of Dalton Paul. On motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board unanimously voted to adopt Resolution 2026-8 appointing Nelson Raines to the Zoning Hearing Board to fill an unexpired term.

The Chairman presented the consideration of appointments to the Traffic Impact Fee Advisory Committee. Nelson Raines was on the committee but recently resigned to accept a seat on the Zoning Hearing Board. Greg Lambert who retired as the Township Engineer is interested in serving as a member of the Traffic Impact Advisory Committee, as well as Bill Kick who is a resident of the Township. On motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board voted to appoint Greg Lambert and Bill Kick to the Traffic Impact Fee Advisory Committee.

The Chairman presented a request to consider providing a letter of support for grant funding for upgrades to the Chambersburg Wastewater Treatment Plant. The plant is planning renovations to replace and upgrade aging equipment and machinery. Greene Township is one of several municipalities served by the facility, and the project is being submitted as a joint application for federal grant funding, with letters of support requested from the participating municipalities. On motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board approved providing a letter of support for the grant application, and any required matching funds will be the responsibility of the Greene Township Municipal Authority.

The ZO presented a request for waiver of Greene Township Code 80-25.G, five-foot minimum basin berm width; 80-27.A, fifteen-inch minimum pipe diameter; 85-51, requirement to construct sidewalks; and 85-54.B, maximum driveway radius for Sheetz 1-Lot Final Land Development Plan. The Township Engineer reviewed requests 80-25.G and 80-27.A and has no concerns with the waivers being granted. Mr. Josh Weidler of BL Companies explained that regarding Township Code 85-51, sidewalks will be constructed along Mt. Alto Road, and the sidewalk along Route 30 is being designed to accommodate future installation, but they are asking that the sidewalk installation be deferred at this point because there currently is no continuous sidewalk along Route 30 throughout the Township. He is also requesting that the maximum permitted driveway radius of 25 feet for a nonresidential development be waived to accommodate the right-in/right-out only drive with a deceleration lane. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board voted to grant the request for Waiver from Greene Township Code 85-51, requirement to construct sidewalks with the condition that the sidewalk will be shown on the plan as presented and if the Township deems construction of the sidewalks are necessary in the future, that they would be constructed at the current

owner's expense; waiver 85-54.B, maximum driveway radius for non-residential development; code 80-25.G, five foot minimum basin berm width; and 80-27.A, fifteen-inch minimum pipe diameter.

The ZO presented a request for waiver of Greene Township Code 85-51, requirement to construct sidewalks, and 85-54.B, maximum driveway radius, for the PA Southern Railway, LLC, 1-Lot Final Land Development Plan located off Coffey Avenue. The proposed development is a rail-served logistics center. The waiver request includes relief from construction of sidewalks along Coffey Avenue and from the maximum driveway radius requirement. Mr. Lance Kegerreis explained that, in lieu of a traditional concrete sidewalk, a combination walking trail and landscape buffer is proposed along Coffey Avenue, consisting of a stone-dust trail. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board granted the waiver from Greene Township Code 85-51, requirement to construct sidewalks, with the condition that the sidewalk/trail be shown on the plan as presented and that, if the Township deems construction of sidewalks necessary in the future, they shall be constructed at the current owner's expense; and granted the waiver from Code 85-54.B, maximum driveway radius, for the PA Southern 1-Lot Final Land Development Plan.

The ZO presented the consideration of request for a bond adjustment for Scot-Greene Estates, Phase 2 Final Subdivision Plan. This project is being constructed in reverse, with Phase 2 being constructed prior to Phase 1, but because construction of a portion of Phase 1 is required in order to complete Phase 2, the previously established bond amount is no longer sufficient. Included in the meeting packet is the Township Engineer's determination establishing the required bond amount for Phase 2 in the amount of \$616,669.00. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a unanimous vote of 3-0, the Board voted to grant the request for revised bond adjustment for the Scot-Greene Estates, Phase 2 Final Subdivision Plan that will require financial security in the amount of \$616,669.00.

The ZO presented the consideration of review time extension for the PA Southern Final Land Development Plan. This is the second extension, and the applicant is granting an additional 90 days. The current deadline is January 27, 2026, and the extension would run until April 27, 2026. 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 PA Southern Final Land Development Plan through April 27, 2026.

The ZO presented the 1-Lot Final Land Development Plan for United Utility Supply located on Sunset Blvd. West in the Light Industrial (LI) zoning district. The plan proposes the expansion of an existing storage facility. There were several waivers previously granted for minimum pipe flow velocity, non-residential driveway width, and a sidewalk waiver. The Franklin County Planning Office reviewed the plan and offered no comments; copies of the plan were provided to the Greene Township Municipal Authority and Guilford Water Authority; however, no utility connections to either entity are proposed; The NPDES permit has been issued; the Engineer and Planner's comments are included in the packets; the project is located in Transportation Service area 3 and the total Transportation Impact fee will be \$3,176.00. The Stormwater Bond has been determined to be \$134,806.00. The plan was presented to the Planning Commission in June of 2025 and they recommended approval subject to the comments of the Planner and Engineer. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board voted to approve the 1-Lot Final Land Development for United Utility Supply with the condition that the stormwater bond of \$134,806.00 be posted, and the Transportation Impact Fee of \$3,176.00 be paid at the issuance of the Land Use Permit.

The ZO presented the 1-Lot Final Land Development Plan for Jason Coldsmith located off Coldsmith Road. Two dwelling units currently exist on the property and what's proposed is the subdivision of a 5 acre portion of the larger parcel to remain with the existing dwelling. The property is served by on-lot sewer and it was determined that the existing on-lot systems are functioning. Franklin County Planning Commission reviewed the plan with no comment. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the 1-Lot Final Land Development Plan for Jason Coldsmith as presented.

The Solicitor offered no comments.

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 33632 through 33656

and two ACH transactions to be paid from the general fund, check numbers 4078 through 4080 to be paid from the liquid fuels fund and check number 2373 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:58 pm.

Respectfully submitted,

Secretary