

**MINUTES - GREENE TOWNSHIP PLANNING COMMISSION MEETING
September 8, 2025**

The Greene Township Planning Commission met on Monday September 8, 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 Kuhns, seconded by Member Wenger, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the August 11, 2025 meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR AUGUST 2025

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

LOT 3 SUNSET, LLC

Summary

The ZO presented a conditional use application and land development plan submitted by Lot 3 Sunset, LLC for placement of a truck repair / drop lot located along Sunset Pike, adjacent to Culbertson Mennonite Church in the Light Industrial (LI) zoning district. The Supervisors scheduled a Conditional Use Hearing for September 23. The application proposes two buildings: a 60’ x 83’ building to be erected upon approval and a larger building to be erected in the future. The property would be used for storage and maintenance of trucks used in the hauling and septic business. An access onto Sunset Pike already exists, which was previously approved by PennDOT. Stormwater drains to the rear of the property and parking areas are to the front. Tim Cormany reviewed the land development plan and conditional use application.

1 Lot Final Land Development Plan

The Franklin County Planning Commission (FCPC) reviewed the plan with no comment. A copy of the plan was provided to the Greene Township Municipal Authority (GTMA), but no comments have been received. A Sewage Planning Module was previously approved when the lot was subdivided. Guilford Water Authority (GWA) approved the connection in September. PennDOT previously approved a Highway Occupancy Permit (HOP), and the entrance has already been constructed. A copy of the plan was provided to the Franklin County Conservation District (FCCD), but it was incomplete and they asked for additional information. The transportation impact fee and stormwater bond amounts are under review. The applicant’s engineer, Lance Kegerreis, reviewed the planner’s comments and noted the following: 1) a sidewalk waiver has been requested and on the Board’s next agenda, 2) the comment regarding emergency access has been reviewed by Supervisor Corwell, 3) a driveway radius waiver has been requested and will be reviewed by the Board at their next meeting; the current Township Ordinance is outdated and the request meets PennDOT standards, 4) an address will be assigned by the ZO in the near

future. Mr. Kegerreis noted most of the other comments are general housekeeping. The Engineer's comments are ordinary items that can be easily addressed. The Chairman asked what the small building located near the retention basin is for, and Mr. Kegerreis responded that it is a pre-existing small storage building. Member Fogal asked if any part of the property will be paved; Mr. Kegerreis answered it will be gravel, but paving may occur in the future. The Chairman asked the applicant what types of vehicles will be repaired at the shop. Mr. Kegerreis explained the applicant owns a small trucking business which is currently run out of multiple locations. They have owned this lot for over two years and have decided to move everything to one location. The shop will be used for repairs and maintenance of their own fleet. Triad Engineering has been engaged to address the comment regarding impervious area testing. Member Feldman asked if they would be keeping the same entrance, and Mr. Kegerreis responded yes. Member Feldman asked if the site goes back to the railroad tracks, and Mr. Kegerreis responded it does not. On a motion by Member Feldman, seconded by Member Wenger and by a vote of 5-0, the Commission voted to recommend approval of the Lot 3 Sunset, LLC 1 Lot Final Land Development Plan subject to the Planner and Engineer comments being addressed and the outcome of the Conditional Use Hearing.

Conditional Use Application

The ZO explained a Public Hearing has been scheduled for September 23 and advertised two times. A copy of the notice was placed on the Township door and sent to adjacent property owners. The Chairman asked if the landscaping has been addressed. Mr. Kegerreis responded he does not believe screening is shown on the plan, but he also does not believe it is required. If it is, it would only be along the property line by the church because screening between like uses is not required. The Chairman referenced the last comment on page one of Martin and Martin's review letter dated August 22. He stated he believes the conditional use criteria needs to be addressed within the application, not necessarily provided. Mr. Kegerreis agreed with that interpretation and added that it will probably be discussed at the hearing. Nothing can be changed at this point because it has already been advertised, but the Supervisors could determine that is a reasonable condition and require that for approval. Mr. Kegerreis added that he feels all conditions of the Code have been met, but the Board could still place other reasonable conditions. Member Feldman pointed out that Mr. Cormany's letter refers to conditional use in the HI district, but this property is in the LI district. The ZO answered this is a conditional use in both districts. Mr. Kegerreis asked the ZO if he thought comments should be addressed prior to the hearing or at the hearing. The ZO recommended getting some clarifications to Mr. Cormany to get a cleaner letter going into the hearing. There is no harm in making changes to the land development plan prior to the hearing; the conditional use is a separate matter. The Solicitor added that Section 105-60.A should be addressed at the hearing. The Chairman asked if the first building will contain offices, and Mr. Kegerreis responded yes. The Chairman asked if he anticipated many changes to the land development plan, and Mr. Kegerreis responded he does not think so. The only change might be more notes. On a motion by Member Feldman, seconded by Member Fogal and by a vote of 5-0, the Commission voted to recommend approval of the conditional use application for Lot 3 Sunset, LLC subject to comments of the Planner and Engineer being addressed.

PA SOUTHERN RAILWAY

Summary

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 off Coffey Avenue in the Highway Industrial (HI) zoning district within the Cumberland Valley Business Park (CVBP). The property has two accesses off Coffey Avenue and is bounded to the rear by a railway. The plan proposes construction of a 204,000 square foot building. A logistics center is considered a conditional use in the HI zoning district; the Board of Supervisors have scheduled a conditional use hearing for September 23.

1 Lot Final Land Development Plan

The FCPC reviewed the plan with no comment. A copy of the plan was provided to York Water, and they will provide both water and sewer. The Sewage Planning Module was previously approved by PADEP. A copy of the plan was provided to the Franklin County General Authority, but no comments have been received. The FCCD is waiting for additional information to provide a review. The property is in transportation service area 1 and will generate 75 peak hour trips, for a total transportation impact fee of \$206,550. The stormwater bond is yet to be determined. Mr. Kegerreis reviewed the Township Planner's comments and noted the following: 1) a sidewalk waiver has been granted by the Supervisors, 2) Supervisor Corwell is the Emergency Management Coordinator and will review comment 7, 3) a driveway radius waiver request is needed, 4) this plan will consolidate 2 lots, 5) a landscape buffer will be installed by LIDA, 6) a slight revision is needed to address comment 19. The Engineer's comments were received this morning. There are thirteen, but most are simple. The Chairman asked if bedrock was encountered. Mr. Kegerreis explained it will be removed. Triad Engineering is being hired to address some of the Engineer's comments. Member Fogal asked if the water line would be abandoned. Mr. Kegerreis explained York Water does not like that line so they will either relocate it or abandon it if not needed. Hub City Sprinklers was hired to analyze what is needed for the sprinkler system. They ran a fire flow test as is and a fire flow test mimicking if the line were abandoned; both tests ran fine. Those tests were provided to York Water. Member Fogal asked what would happen with the sanitary sewer. Mr. Kegerreis explained there is an existing pump station located behind LIDA's former office. Member Kuhns asked why there are three entry drives, and Mr. Kegerreis responded it was preference and ease of traffic. On a motion by Member Kuhns, seconded by Member Wenger and by a vote of 4-0, with Member Feldman recusing himself due to a possible conflict of interest, it was recommended that the PA Southern Railway 1 Lot Final Land Development Plan be forwarded to the Board of Supervisors subject to the Planner and Engineer's comments being addressed, the stormwater bond being calculated and the transportation impact fee being paid.

Conditional Use Application

Member Green asked about the number of railcars that will be unloaded per day, and the applicant responded it would be approximately two. Mr. Kegerreis noted they could unload up to nine, but the train dock can only hold six or seven. The transportation impact fee is being re-evaluated since it is rail served and not all traffic will be coming from vehicles. On a motion by Member Kuhns, seconded by Member Wenger, and by a vote of 4-0, with Member Feldman recusing himself due to a possible conflict of interest, the Commission voted to recommend approval of the PA Southern Railway conditional use application subject to the Engineer and Planner comments being addressed.

ADJOURNMENT

There being no further business before the Commission, the Chairman adjourned the meeting at approximately 8:28 p.m.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION