

The Greene Township Planning Commission met on Monday, February 9, 2026, 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 will be recorded for accuracy purposes.

ELECTION OF OFFICERS

The Solicitor opened the floor for nominations for the offices of Chairman, Vice Chairman, and Secretary of the 2026 Greene Township Planning Commission. Member Wenger nominated William Green as Chairman, Rich Fogal as Vice Chairman, and Ralph “Kip” Feldman as Secretary. The motion was seconded by Member Kuhns and carried unanimously by a vote of 5-0.

SET MEETING DATES FOR 2026

The Chairman recommended that the 2026 meeting dates, including January 2027, be scheduled for the second Monday of each month at 7:00 p.m., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, Pennsylvania, with the exception of October, which will be held on Monday, October 5, 2026, due to the Columbus Day holiday. On a motion by Member Feldman, seconded by Member Fogal, and by a vote of 5-0, the Planning Commission approved the meeting schedule as presented.

APPROVAL OF MINUTES

On a motion by Member Wenger, seconded by Member Kuhns, and by a vote of 5-0, the Planning Commission unanimously voted to approve the minutes of the September 8, 2025, meeting as presented.

PRIVILEGE OF FLOOR

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

2025 ANNUAL ZONING OFFICE REPORT

The Zoning Officer presented the 2025 Annual Zoning Report, noting that permit activity remained consistent with previous years, with the exception of an increase in solar panel applications. The report was approved as presented.

REVIEW MONTHLY ZONING OFFICE REPORT FOR DECEMBER 2025

The Zoning Officer (ZO) presented the Zoning Report for December 2025 for informational purposes, and it shall stand approved as presented and become part of the official record.

SHEETZ, FAYETTEVILLE – 1 LOT FINAL LAND DEVELOPMENT PLAN

The Zoning Officer presented the one-lot Final Land Development Plan for Sheetz, located at the intersection of Route 30 and Mont Alto Road. The property is in the HC (Highway Commercial) Zoning District. The plan proposes the demolition of the existing Rite Aid building and construction of a new Sheetz convenience store on the same site. The Board of Supervisors previously granted four (4) waivers for the property: Installation of sidewalks along Route 30, maximum driveway radius along Route 30, minimum five-foot basin berm width, and minimum fifteen-inch downspout pipe diameter. The Franklin County Planning Office reviewed the plan with no comments; the Planning Module application has been approved by PADEP; Greene Township Municipal Authority approved the plan; Guilford Water has not provided any comments to date; Highway Occupancy permits are currently under review; and the Franklin County Conservation District is reviewing the project. The Traffic Engineer determined that the development would generate sixty-two (62) new peak-hour trips, resulting in a total Transportation Impact Fee of \$51,150.00. Engineer and Planner comments are included in the packets for review. Member Bill Green asked the applicant’s Civil Engineer, Josh Weidler with BL Companies, to provide background on the cul-de-sac. Mr. Weidler explained that Reamer Street originally extended through the site, creating the cul-de-sac. When the site was developed for Rite Aid, an agreement was made to convert the area to a private lot while maintaining an access easement for the neighboring property to Mt. Alto Road, and the neighboring property owners wish to keep this easement in place. Signage and other measures will be implemented to ensure that only residents use the cul-de-sac and to prevent through traffic. The Zoning Officer noted that the original developer had planned a road through the cul-de-sac terminus, but it was never constructed. The right-of-way existed on paper, and while the intent was to dedicate it to the Township, development changes, such as a prior bank and the Rite Aid, prevented its use as a public road. Member Green suggested that the cul-de-sac could attract younger people to “hang out” and proposed saw-cutting part of it to convert it into a regular road with the remainder filled with grass to discourage loitering. Mr. Weidler indicated that such details are being addressed in agreements with neighboring properties. He stated that the new Sheetz will have forty-four (44) parking spaces and five (5) pumps for ten (10) total vehicles. He also noted that the drive-thru shown on the original plan has been removed, although pickup windows will remain. Mr. Dave Smith explained that the company redesigned its drive-thru concept. The previous design included a separate lane with outside order points. The new design eliminates the drive-thru lane, using app-based ordering for pickup inside the store or at the window. This change improves efficiency, reduces queuing, and aligns with company-wide app-driven ordering processes. On a motion by Member Feldman, seconded by Member Fogal, the Commission voted 5-0 to recommend approval of the 1 Lot Final Land Development Plan for Sheetz, subject to the comments of the Planner and Engineer.

WOODLAND SUPPLY – 1 LOT FINAL LAND DEVELOPMENT PLAN

The Zoning Officer presented the 1 Lot Final Land Development Plan for Woodland Supply on Sunset Pike. The property is located in the LI (Light Industrial) Zoning District, and the proposal involves construction of a rail-sided salt depot facility. The same owner previously developed a similar facility in Cumberland Valley Business Park. While the project does not propose connection to public sewer or water, it does require relocation of the Greene Township Municipal

MINUTES – GREENE TOWNSHIP PLANNING COMMISSION

February 9, 2026

Authority's sewer line. The Sewer Authority reviewed the plan in regard to the sewer line relocation and offered their approval; the Planning Module was previously approved by PADEP; the project proposes an entrance onto Sunset Pike; therefore, a Highway Occupancy Permit will be required from PennDOT; and the Franklin County Conservation District is currently reviewing the plan. The plan was provided to the Traffic Engineer, who estimated that the development would generate 11 peak-hour trips, resulting in a Traffic Impact Fee of \$9,075.00. Planner and Engineer comments are included in the packets for review. There was also a waiver regarding sidewalk construction granted. Mr. Randy Goshorn of Dennis Black Engineering addressed the Commission, stating that, due to the number of comments still under review, he is agreeable to the Commission tabling the plan. He noted that the Conservation District review is ongoing and that his client wants to move forward but is not in a rush. Member Feldman asked if fencing would be installed. Mr. Goshorn responded that he was unsure but would discuss it with the owner, and if fencing is required, it will be added to the plan. On a motion by Member Fogal, seconded by Member Kuhns, and by a vote of 4-0, with Member Feldman abstaining due to a conflict of interest, the Commission voted to table the 1 Lot Final Land Development Plan for Woodland Supply until all comments from the Engineer and Planner are addressed.

ADJOURNMENT

On a motion by Member Feldman seconded by Member Kuhns and by a vote of 5-0, the Planning Commission adjourned the meeting at approximately 7:55 P.M.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION