

The Greene Township Planning Commission met on Monday, May 11, 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.

APPROVAL OF MINUTES

On a motion by Member Wenger, seconded by Member Kuhns, and by a vote of 5-0, the Planning Commission approved the minutes of the February 9, 2026 meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR APRIL 2026

The Zoning Officer (ZO) presented the Zoning Report for April 2026 for informational purposes, and it shall stand approved as presented and become part of the official record.

CASD NEW CAMPUS – SKETCH PLAN

Mr. Aaron Moyer, engineer with KCI Technologies, introduced himself and members of the project team representing the Chambersburg Area School District, and Crabtree Rohrbaugh & Associates, the project architect for the proposed Greenvillage Campus. The proposed development consists of a new school campus including one elementary school designed to accommodate approximately 500 students and one intermediate school designed to accommodate approximately 2,600 students. The approximately 77-acre property is zoned R-1 (Low Density Residential), R-2 (Medium Density Residential), and HC (Highway Commercial). Mr. Moyer reviewed the overall site layout, explaining that the campus is proposed to have three separate access points: two entrances off of Route 11, one of which is anticipated to include a traffic signal, and one entrance off of Route 997, which is currently proposed as a roundabout. He also explained that the plan includes stormwater management facilities in three separate areas throughout the site. Resident Vernon Horst expressed concern regarding the proposed roundabout on Route 997 and asked whether it had received PennDOT approval. Mr. Moyer stated that the design remains preliminary and has not yet been approved by PennDOT. He explained that the roundabout is being proposed in accordance with PennDOT criteria and noted that it would only be constructed if required by PennDOT. Mr. Horst further stated that the proposed entrance would impact his farmland and requested to be kept informed regarding any developments. He noted that PennDOT already maintains additional right-of-way on the opposite side of the roadway and expressed hope that the alignment could be shifted farther west to minimize impacts to his property. Mr. Moyer

stated that the access configuration is still preliminary and that, following PennDOT's determination, the parties could meet to discuss available options and any impacts to the adjoining property. Member Kuhns asked whether security gates would be installed along the bus/van loop to prevent after-hours through traffic. Mr. Moyer stated that multiple gates are proposed throughout the site and that their locations and operation have been coordinated with the School District. He noted that the gates are currently proposed to operate manually. Ms. Nichole Niles of Crabtree, Rohrbaugh & Associates added that the intent is to discourage motorists from using the campus as a bypass to avoid the traffic signal. Mr. Moyer thanked the Commission for its time and stated that the project team looks forward to returning with additional details in the coming months.

WASHCO, ORCHARD RIDGE – 1 LOT FINAL LAND DEVELOPMENT PLAN

The Zoning Officer presented the 1 Lot Final Land Development Plan for Washco, located on Route 997 near the Scotland Bypass. The property is located in the HC (Highway Commercial) Zoning District, and the proposal involves construction of a 200,000-square-foot flex building. The development would have a single entrance into the site and would allow up to three tenants in the building, with no tenant occupying more than 100,000 square feet. The plan was presented to the Planning Commission in July 2025 and was tabled at that time. Since then, the applicant's engineer has made progress toward obtaining approvals from various authorities. The Franklin County Planning Office reviewed the plan with no comments; the Greene Township Municipal Authority reviewed the plan, but it has not yet been formally approved; the Planning Module has been approved by PADEP; Guilford Water reviewed the plan with comments; a Highway Occupancy Permit will be required from PennDOT; and the Franklin County Conservation District has issued the NPDES Permit. The plan was provided to the Traffic Engineer, who estimated that the development would generate 71 peak-hour trips, resulting in a Traffic Impact Fee of \$112,748.00. The Planner's and Engineer's comments were included in the packets for review. 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 Washco, Orchard Ridge, subject to the comments of the Planner and Engineer.

ASPHALT SOLUTIONS – 1 LOT FINAL LAND DEVELOPMENT PLAN

The Zoning Officer presented the 1 Lot Final Land Development Plan for Asphalt Solutions, located on Route 30 in Fayetteville. The property is located in the HC (Highway Commercial) Zoning District. The proposal involves an existing building formerly used by Hartzell Fence Company as a warehouse for fence products. The property has since been acquired by Asphalt Solutions for use in its paving operations. The applicant has added paving to the property, and the plan addresses the additional paving stormwater runoff. In addition, the applicant proposes a future 50-foot by 50-foot building expansion. The Franklin County Planning Office reviewed the plan and provided no comments; the Greene Township Municipal Authority is currently reviewing the plan; Guilford Water approved the plan; and the Franklin County Conservation District approved the Erosion and Sedimentation Plan. The Planner's comments are included in the packets for review; however, the Township had not yet received the Engineer's comments. Mr. Joe McDowell of Martin & Martin stated that he has concerns regarding the proposed stormwater management system. He explained that the stormwater concept consists primarily of an infiltration trench surrounding three sides of the building. He further stated that significant amounts of stone has been added and that several assumptions had been made in the design. A meeting with the

applicant was scheduled for the following day to discuss potential deficiencies, which could result in revisions to the plan. Mr. McDowell noted that the site contains a substantial amount of impervious area on a relatively small lot. He stated that it was his understanding that the applicant purchased the property with this concept in mind but was not fully aware of all applicable requirements before placing the stone on the site. Mr. McDowell stated that, rather than issuing numerous review comments, he believed it would be a better use of everyone’s time to meet with the applicant and discuss revisions directly. On a motion by Member Kuhns, seconded by Member Wenger, the Commission voted 5-0 to table the 1 Lot Final Land Development Plan for Asphalt Solutions pending further review by the Township’s Engineer.

GRAND POINT CROSSINGS, PHASE 3 – 26 LOT FINAL SUBDIVISION PLAN

The Zoning Officer presented the 26 Lot Final Subdivision Plan for Grand Point Crossings, Phase 3, located along Grand Point Road. The property is located in the R-1 (Low Density Residential) Zoning District. The preliminary plan was previously approved, and many of the details, including the right-of-way maintenance agreements for the shared driveways, were addressed during the preliminary plan review process. The Greene Township Municipal Authority and Guilford Water approved the plan at the preliminary stage; the Planning Module was previously approved by PADEP; the NPDES permit was issued by the Franklin County Conservation District; the Planner and Engineer comments are included in the packets for review. The stormwater has been reviewed and approved at the preliminary stage. The bond amount is \$907,658.00. On a motion by Member Feldman, seconded by Member Fogal, and by a vote of 5-0, the Commission voted to approve the 26 Lot Final Subdivision Plan for Grand Point Crossings, Phase 3, subject to the comments of the Engineer and Planner being addressed.

ADJOURNMENT

On a motion by Member Feldman, seconded by Member Fogal, and by a vote of 5-0, the Planning Commission adjourned the meeting at approximately 8:00 p.m.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION