

The Greene Township Planning Commission met on Monday, June 8, 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 May 11, 2026, meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR MAY 2026

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

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 and involves an existing building acquired by Asphalt Solutions for use in its paving operations. The applicant has added paving to the property, and the plan addresses the additional stormwater runoff resulting from the paving. In addition, the applicant proposes a future 50-foot by 50-foot building expansion. The plan was presented to the Planning Commission in May and tabled at that time. The Franklin County Planning Office reviewed the plan and provided no comments; the Greene Township Municipal Authority is currently reviewing the plan; Guilford Water has approved the plan; and the Franklin County Conservation District approved the Erosion and Sedimentation Plan. The Planner's and Engineer's comments are included in the packets for review. The estimated stormwater bonding amount has been determined to be \$13,238.60, and the transportation impact fee has yet to be determined. Sidewalks are required for all commercial development, and the applicant has requested a sidewalk waiver from the Board of Supervisors. 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 Asphalt Solutions subject to the comments of the Planner and Engineer, and further recommend that the Board of Supervisors consider the future sidewalk location requirement under the Ordinance in relation to this property and the sidewalk location shown on the plan.

MINUTES – GREENE TOWNSHIP PLANNING COMMISSION

June 8, 2026

ADJOURNMENT

On a motion by Member Kuhns, seconded by Member Feldman, and by a vote of 5-0, the Planning Commission adjourned the meeting at approximately 7:22 p.m.

Respectfully submitted,

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

GREENE TOWNSHIP PLANNING COMMISSION