

The Greene Township Planning Commission met on Monday, July 13, 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 would be recorded for accuracy purposes.

APPROVAL OF MINUTES

On a motion by Member Wenger, seconded by Member Fogal, and by a vote of 5-0, the Planning Commission approved the minutes of the June 8, 2026, meeting as presented.

PRIVILEGE OF FLOOR

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

REVIEW MONTHLY ZONING OFFICE REPORT FOR JUNE 2026

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

FORRESTER FARM EQUIPMENT

Summary

The Zoning Officer (ZO) presented a Conditional Use Application and a 1 Lot Final Land Development Plan submitted by Forrester Farm Equipment for property located on Orchard Road for the expansion of the existing agricultural equipment sales and service business. The business has operated as a nonconforming use in the AR Zoning District. The Board of Supervisors previously amended the Zoning Ordinance to permit agricultural equipment sales and service as a conditional use in the AR District. The applicant proposes constructing a 90-foot by 80-foot building adjacent to the existing repair and office building to be used for repair and maintenance activities. Upon completion of the new building, the existing office and repair building will be demolished. The Board of Supervisors has not yet scheduled the Conditional Use Hearing; therefore, the Planning Commission will have another opportunity to review both the Conditional Use Application and the Land Development Plan prior to the public hearing.

Conditional Use Application

The ZO reviewed the Township Planner's comments included in the meeting packets and noted that the Planner had no objection to the proposed use expansion but reserved the right to provide additional comments during the Land Development Plan review process. On a motion by Member Feldman, seconded by Member Kuhns, and approved by a vote of 5-0, the Commission voted to table the Conditional Use Application for Forrester Farm Equipment pending receipt of

the narrative and any additional information required by the Township Planner and Township Engineer.

1 Lot Final Land Development Plan

The ZO reported that the Franklin County Planning Commission and the Sewage Enforcement Officer reviewed the plan with no comments to date. Approval from the Franklin County Conservation District is required, and bonding will be required for public utility facilities. The Township Planner's comments are included in the meeting packets; however, comments from the Township Engineer have not yet been received. On a motion by Member Kuhns, seconded by Member Fogal, and approved by a vote of 5-0, the Commission voted to table the 1 Lot Final Land Development Plan for Forrester Farm Equipment for further review at the next meeting.

GRACE – 1 LOT FINAL LAND DEVELOPMENT PLAN

The Zoning Officer presented the 1 Lot Final Land Development Plan for the Grace property located on Philadelphia Avenue at the intersection of Sunset Blvd. East. The property is located in the HC (Highway Commercial) Zoning District, and the proposal involves construction of a 100 ft. x 80 ft. auto repair facility. The Franklin County Planning Commission reviewed the plan with no comment; sewage planning had previously been done when the lots were subdivided; the plan was provided to the sewer and water authorities, but no comments have been received to date; a copy of the plan has been provided to the Franklin County Conservation District and they have approved the Erosion & Sedimentation Plan. The plan was provided to the Traffic Engineer, who estimated that the development would generate 3 new peak-hour trips, resulting in a Traffic Impact Fee of \$4,764.00; the Board of Supervisors granted a waiver for the sidewalk; and the Planner's and Engineer's comments were included in the packets for review. On a motion by Member Feldman, seconded by Member Wenger, the Commission voted 5-0 to recommend approval of the 1 Lot Final Land Development Plan for Dalton Grace, 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 plan was presented to the Planning Commission in February and tabled at that time. A revised plan has since been received and reviewed by the Township Planner. While the project does not propose connection to public sewer or water, it does require relocation of the Greene Township Municipal Authority's sewer line. The Sewer Authority reviewed the plan in regard to the sewer line relocation and recommended approval; the Planning Module was previously approved by PADEP; the project proposes an entrance onto Sunset Pike and a Highway Occupancy Permit from PennDOT has been granted; the Franklin County Conservation District reviewed the plan with no comment; 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. The Planner's comments are included in the packets for review. Member Feldman stated that the applicant is one of his subtenants; therefore, he recused himself from discussion and voting on the matter. 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 recommend approval of the 1 Lot Final Land

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Development Plan for Woodland Supply subject to the Planner and Engineer's comments being addressed.

VETTER FORKS – 1 LOT FINAL LAND DEVELOPMENT PLAN

The Zoning Officer presented the 1 Lot Final Land Development Plan for Vetter Forks located on Opportunity Avenue. The property is located in the HI (Heavy Industrial) Zoning District. The site includes an existing manufacturing facility, and the proposal involves an approximately 40,000-square-foot building expansion. The site is currently served by York Water for sewer and water; the Conservation District has deemed the plan incomplete; the Planner's and Engineer's comments are included in the packets for review. The required bonding and Transportation Impact Fee have yet to be determined. On a motion by Member Wenger, seconded by Member Fogal, the Commission voted 4-0, with Member Feldman abstaining due to a conflict of interest, to recommend approval of the 1 Lot Final Land Development Plan for Vetter Forks subject to the comments of the Planner and Engineer.

ADJOURNMENT

On a motion by Member Kuhns, 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

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