



# Borough of Chambersburg

*A full service municipality in Franklin County  
celebrating over 65 years of consumer owned natural gas service  
over 120 years of community electric and a  
regional wastewater, water, and municipal solid waste utility*

Agenda for the Chambersburg Planning and Zoning Commission meeting to be held **TUESDAY, DECEMBER 3, 2024 at 7:00 p.m.** in Council Chambers on the First Floor of the Utility Departments Addition to Borough Hall, 100 South Second Street, Chambersburg, Pennsylvania.

1. Call meeting to order.
2. Review and discuss request from Tanya Nitterhouse to rezone the properties addressed as 597 South Fourth Street, 589 South Fourth Street, 385 East McKinley Street and 389 East McKinley Street from Low Density Residential to Distributed Commercial Neighborhood Business.
3. Review and discuss Borough Plan RE-1612, a Final Land Development Plan for Jim and Brenda Hill to construct an addition to the building at 401 Lincoln Way East.
4. Review and discuss Borough Plan RE-1613, a Final Land Development Plan for Cedar Street Mennonite Church to demolish the building addressed as 132/134 West Catherine Street and construct in its place a new building and off-street parking lot to be occupied by a child day care center identified as Sunnyway Early Learning Center.
5. Review and discuss Borough Plan RE-1614, a Final Land Development Plan for Bethel Assembly of God Church to demolish the building addressed as 233 Garber Street and construct in its place an off-street parking lot.
6. Review and discuss Subdivision and Land Development Code modification request from Glenn and Catherine Dice to subdivide Franklin County Tax Parcel No. 03-1E01.-086.-000000 (170/172 South Second Street) to establish one lot with access less than 12-feet in width on South Second Street.
7. Review draft Ordinance to rezone from Low Density Residential, Distributed Commercial Neighborhood Business and Distributed Commercial Highway to Medium Manufacturing all land proposed for development through Borough Plan RE-1608, a Final Subdivision and Land Development Plan for the Borough Public Works Campus.
8. Review and discuss Zoning Code amendments to prohibit incompatible uses in the Downtown area and to incentivize new housing included as goal recommendations in the Chambersburg Vision 2035 Comprehensive Plan, as adopted by Town Council on September 12, 2022.
9. Approve minutes of the September 3, 2024 meeting.
10. Other matters as presented.
11. Adjourn with the next regularly scheduled meeting on Tuesday, January 7, 2025.

  
Phil Wolgemuth  
Deputy Borough Manager/Land Use and Community Development Director