

**Borough of Greencastle
Planning Commission Minutes
July 11, 2022
6:00 P.M.
60 N. Washington Street**

Members in Attendance: Ed Wine, Guy Camp, Jim Thomas, and Joe Degrange. Also present was Borough Manager Emilee Little. Tony Homer was absent.

Wine called the meeting to order at 6:00 p.m.

Public Comment Period

No public comments were received during the initial public comment period.

Minutes

On a Degrange/Camp motion, the Planning Commission voted unanimously to approve the May 9, 2022 meeting minutes with the revision as follows on page 1:

Wine said that procedurally the Commission should allow the Borough and their engineer time to review the plans along with GAFSCWA and sewer prior to the Planning Commission review and the June Council meeting. Wine suggested a Special Planning Commission meeting.

On a Camp/Thomas motion, the Planning Commission voted unanimously to approve the May 31, 2022 special meeting minutes with the revision as follows on page 1:

Thomas said that in the cover letter from Station 101, it states there will be four businesses. Little said that the Water Authority looks at uses (i.e. barber, restaurant, brewery) and there are two approved uses currently and the brewery will be considered as one additional use creating a total of 3 uses. Wine clarified uses under water/sewer. Thomas asked why the borough isn't charging the brewery like other properties in the area. Little explained how units are designated and billed noting there would be 3 units to be billed quarterly.

Old Business

None.

New Business

The Commission reviewed a letter as submitted by Mr. Bud O'Mara of 185 Orchard Circle regarding zoning regulations.

O'Mara referenced a large 2,600 sq ft garage constructed in the Orchard Circle neighborhood. O'Mara suggested that neighboring property owners be made aware prior to the issuance of land use permits. The utility trailer on the property was also discussed with O'Mara requesting "some reasonableness" when implementing residential ordinances.

The Commission discussed potential changes to the Borough Code including the following:

- Establishing a maximum square footage for detached garages
- More effectively define a private detached garage
- Increased regulations on trailer parking

The Commission discussed the Buchanan Flats land development plans noting that new plans have not been reviewed but are anticipated by the August meeting.

Wine noted the need for signalization at the proposed connection from the development to Route 16. Little added that based on the traffic study results, PennDOT is not requiring a light at this intersection.

Wine and Little reviewed the potential impact of bypass road connecting Route 16 to Route 11 through an R-1 and R-2 residential development. Truck traffic and the overall increase in traffic was discussed noting the Borough's objection to this bypass in the current 2012 comprehensive plan.

On a Camp/Thomas motion, the Planning Commission unanimously voted to provide recommendation to the Borough Council stating that the access to the Buchanan Flats development should not connect to Moss Springs.

The Commission decided to move the August Planning Commission meeting to Monday, August 29th at 6pm due to conflicts with Old Home Week events.

The meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Emilee Little

Borough Manager