

Borough of Greencastle
Planning Commission Minutes
February 13, 2023
6:00 P.M.
60 N. Washington Street

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

Wine called the meeting to order at 6:02 p.m and noted there was no quorum present at the January 9th Planning Commission meeting.

Public Comment Period

None.

Minutes

On a Thomas/Degrange motion, the Planning Commission voted unanimously to approve the December 28, 2022 meeting minutes.

Old Business

The Commission reviewed a preliminary combined subdivision and land development plan as submitted by Unger Surveying & Construction on behalf of Outdoor Contractors Inc. for the subdivision of parcel 08-2A00.-007.-000000 located at 650 N. Antrim Way and construction of a Dollar General Store on the same.

Little reviewed the preliminary land development plan noting the plan details including improvements and zoning and reviewed all previous and current engineering comments. Little recommended the Commission table the plan pending further evaluation of outstanding comments.

Wine asked if all Dollar General Stores follow a similar design. Dave Unger of Unger Surveying & Construction stated that basically yes the stores are similar and based on population. Unger also noted that this store would be a market style with fresh produce.

The Commission stated they would need to see a lighting plan to review.

Unger questioned the water easement along the southern property line. Little noted Unger could reach out to the Water Authority engineer directly to discuss.

Little questioned if the plans were submitted to the PennDOT for review for a highway occupancy permit. Unger noting they would be submitting plans to PennDOT shortly. Little explained that PennDOT reviews can be prolonged and encouraged prompt submittal.

Thomas questioned the proposed flow of stormwater on the parcel. Unger noted stormwater would follow the same path as it flows now and a new raingarden is proposed for this development.

On a Degrange/Thomas motion, the Planning Commission voted unanimously to table the preliminary combined subdivision and land development plan as submitted by Unger Surveying & Construction on behalf of Outdoor Contractors Inc. for the subdivision of parcel 08-2A00.-007.-000000 located at 650 N. Antrim Way and construction of a Dollar General Store on the same pending further comments being addressed.

New Business

The Commission reviewed a land development plan as submitted by Antrim Design on behalf of Jeffrey Bitner for the development of parcel 08-2B36.-026.-000000 located at 162 S. Carlisle St for the construction of three two-story townhouses.

Little reviewed the plans, the variance as approved by the Zoning Hearing Board, and the current engineering comments as submitted. Little noted the plans were incomplete and did not include information related to utilities or stormwater.

On a Homer/Degrange motion, the Planning Commission voted unanimously to table the land development plan as submitted by Antrim Design on behalf of Jeffrey Bitner for the development of parcel 08-2B36.-026.-000000 located at 162 S. Carlisle St for the construction of three two-story townhouses pending further comments being addressed.

Correspondence

None.

On a Degrange/Thomas motion, the Planning Commission voted unanimously to adopt the practice of not meeting monthly unless plans or other matters are submitted for review and/or lengthy meeting minutes from the prior meeting need to be reviewed for approval, pending guidance from the Planning Commission chairman.

Adjournment

On a Thomas/Degrange motion, the Planning Commission voted unanimously to adjourn the meeting at 6:48 p.m.

Respectfully Submitted,

Emilee Little

Borough Manager