

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

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

Wine called the meeting to order at 6:01 p.m.

Public Comment Period

None.

Minutes

On a Thomas/Degrange motion, the Planning Commission voted unanimously to approve the February 13, 2023 meeting minutes with a revision suggested on page 2 to read as follows:

“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.”

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 this as the third plan submittal and reviewed previous and current engineering comments.

Dave Unger asked if there was any flexibility with where the development would be required to connect for public water service. Little advised that the connection as required in Gannett Fleming’s comment will need to be made to the Authority’s water main in N. Antrim Way which is the only possible connection point for this development.

Wine again requested a lighting plan for the Commission’s review as was previously requested at the Planning Commission’s February meeting.

Unger stated the lighting plan is forthcoming and that the architect was in the process of preparing the plan.

Wine questioned if communications have occurred with PennDOT regarding this proposed plan. Little noted there is a zoom meeting scheduled for March 22nd for initial PennDOT discussions.

Wine noted the Planning Commission’s role is to filter out comments and requirements prior to Borough Council review and that he felt too much information was outstanding to provide recommendation at this point.

Little noted the developer needs to submit a letter extending the review period for Borough Council to take action on this plan and noted she would send Unger a template for this correspondence.

On a Camp/Degrange 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 outstanding comments being addressed and the submittal of a formal lighting plan for the Commission’s review.

New Business

The Commission reviewed a land development plan as submitted by property owner Jennifer Showe-Chirdon for development on parcel 08-2B20.-055.-000000 located at 38 W. Baltimore Street for the construction of a 1216 square foot garage.

Wine asked if the foot print of the existing garage would be the same as the new structure. Andrew Chirdon noted the new garage would be more square-shaped and further away from the church property to the west but the size of the garage would be the similar.

Little reviewed the plans and the current engineering comments as submitted. Little noted no Borough utilities would be installed for this structure and that ARRO reviewed the plan for setbacks and impervious coverage noting a recommendation of approval to Borough Council.

Wine noted current concerns with visibility and stated that he would like to see better traffic flow utilizing an exit onto the W. Spruce Lane alleyway. Jennifer Showe-Chirdon noted their plan is to pave an exit from the parking lot onto the alleyway in the next few months (this summer) after the garage is constructed.

On a Thomas/Degrange motion, the Planning Commission voted unanimously to recommend to Borough Council approval of the land development plan as submitted by property owner Jennifer Showe-Chirdon for development on parcel 08-2B20.-055.-000000 located at 38 W. Baltimore Street for the construction of a 1216 square foot garage.

The Commission reviewed a land development plan as submitted by Triad Engineering on behalf of the Greencastle-Antrim School District for development on parcel 08-2B00.-015.-000000 located at 300 S. Ridge Avenue for the construction of a 6,684 square foot, two-story educational building and related parking area.

Little reviewed the plans and noted this building would replace the existing modular structures. Little outlined ARRO's initial comments as submitted for the Commission's review and noted Keller Engineering and Gannett Fleming comments have not yet been received. Little identified a waiver was requested for the stormwater management requirements noting that ARRO would review the impact of this development on the total impervious square footage area and make recommendation on this waiver request. Little recommended the Commission table this plan pending further review.

On a Camp/Degrange motion, the Planning Commission voted unanimously to table the land development plan as submitted by Triad Engineering on behalf of the Greencastle-Antrim School District for development on parcel 08-2B00.-015.-000000 located at 300 S. Ridge Avenue for the construction of a 6,684 square foot, two-story educational building and related parking area pending further plan review and engineering comments addressed.

Wine requested an update on the Buchanan Flats development. Little noted Council's conditional approval of the preliminary plans, citing the eight conditions of the preliminary plan approval. Little also reviewed the related updated traffic impact study, noting the previous concern over the proposed negative impact on the I-81 Exit 5 interchange has been mitigated with the Township and PennDOT approved redistribution of trips and there is no longer a required reduction of units.

The Commission discussed potential changes to the zoning ordinance related to reducing the density of living units in multiple dwelling residences by increasing the lot area square footage minimum requirement per dwelling unit.

Little reviewed §205-17 of the Borough Code and noted currently there is a minimum of 2,000 square feet of lot area per dwelling unit. Wine stated he would like to see that minimum requirement increase to potentially 5,000 square feet of lot area per dwelling unit.

Correspondence None.

Adjournment

On a Camp/Degrange motion, the Planning Commission voted unanimously to adjourn the meeting at 6:54 p.m.

Respectfully Submitted,
Emilee Little
Borough Manager