

**Borough of Greencastle
Planning Commission Minutes
January 10, 2022
60 N. Washington Street**

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

Wine called the meeting to order at 6:03 p.m.

Reorganization

On a Wine/Thomas motion, the Planning Commission voted unanimously to appoint the officers to the positions reflected below:

Ed Wine – Commission Chairman
Tony Homer – Commission Vice Chairman
Emilee Little – Commission Secretary

Public Comment Period

None.

Minutes

On a Thomas/Camp motion, the Commission voted unanimously to approve the minutes of the April 12, 2021 meeting.

On a Camp/Thomas motion, the Commission voted unanimously to approve the minutes of the August 9, 2021 meeting.

Old Business

None.

New Business

Little provided an overview of the proposed Sheetz development on the northeast corner of Rt. 11 and Rt. 16. Little presented ARRO Engineering's comment review letter on the Sheetz subdivision and land development plans.

Joe Gurney of First Capital Engineering provided an overview of the proposed Sheetz plans.

Thomas questioned if trucks will use this facility and asked if sidewalks could be installed on the North side of Madison Street to provide access to Rt 11.

Little answered the Borough could not require a developer to make improvements to areas outside of their property and that the location Thomas was referring to was private property.

Greg Creasy of Grove Miller Engineering, Inc. reviewed the traffic impact study as provided to the Commission. Creasy outlined the current points of ingress and regress then identified the proposed new entry and exit locations.

Thomas stated he did not like the outlet that close to the intersection at Madison Street.

Wine questioned the traffic study related to the gap study data provided.

Gurney questioned if the Commission was prepared to make a recommendation to Borough Council. Referencing Sheetz desire to solicit the Borough's input on the proposed plans.

Merkel stated that because final plans have not been approved by PennDOT and the comments provided on the land development plan need to be addressed, that those actions need to be made prior to the Commission's recommendation on the land development plan.

Little noted that the subdivision plan only had minor comments and it could be conditionally approved for recommendation

On a Degrange/Camp motion, the Commission voted 4-0 to make a recommendation to the Borough Council for the approval of the proposed Sheetz subdivision plan conditional upon the comments provided by ARRO Consulting being addressed regarding the documentation of utility easements and having the plans signed and sealed.

Gurney reviewed the submitted land development plan outlining grading, stormwater, utilities, and lighting.

Albert Miller cited traffic issues regarding the Madison Street tunnel and stated his concern about traffic using the area behind the store as a means to avoid the light at Rt. 11 and 16.

Merkel reviewed the potential impact to traffic on Madison Street, identifying a concern with the amount of proposed left turns onto Rt. 11 from Madison.

Little recommended the Planning Commission table the land development plan until Sheetz is able to gain approval from PennDOT for their traffic plan.

On a Camp/Thomas motion, the Commission voted 4-0 to table to Sheetz land development plan until ARRO's submitted comments have been addressed and pending PennDOT approval.

The Commission adjourned their meeting at 7:52 p.m.

Respectfully Submitted,

Emilee Little
Borough Manager