

**Borough of Greencastle
Planning Commission Minutes
March 14, 2022
6:00 P.M.
60 N. Washington Street**

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

Wine called the meeting to order at 6:02 p.m.

Public Comment Period

None.

Minutes

On a Thomas/Camp motion, the Commission voted unanimously to approve the minutes of the January 10, 2022 meeting.

Old Business

None.

New Business

a. Accept the submission of the Buchanan Flats preliminary land development plan as submitted by FSA, Inc. on behalf of Inch & Co.

Little stated the plans were submitted and received by the Borough on February 7 and are currently under review by the Water Authority for capacity requests and sourcewater regulations. Little stated that the developer's engineer requested that the matter be tabled until the April Planning Commission meeting.

On a DeGrange/Camp motion, the Commission voted unanimously to approve the tabling the submission of Buchanan Flats preliminary land development plan as submitted by FSA, Inc. on behalf of Inch & Co.

Public Comments Regarding Buchanan Flats Plans

Chairman Wine said the Commission would accept comments on Buchanan Flats but no plans have been reviewed by the Commission members and the matter was tabled.

Eddie Baxter, 117 Carowinds Drive, said his concern was traffic on Grant Street and suggested his alternatives. He also spoke of traffic concerns with Moss Spring Phase II proposed in Antrim Township. Baxter asked how much impact the Borough has when most of the development is in Antrim Township.

Steve Miller, 232 Moss Spring Avenue, presented a letter to the Commission and spoke about the concerns over Buchanan Flats regarding community impact, Grant Street, co-meeting with Antrim Township, road codification, and traffic studies. Miller stated there was a petition against the project.

Les Edwards, 59 Spring Grove Avenue, said his concern is the water supply.

Chairman Wine asked Little when GAF CWA met next and was told March 21 at 5:30 p.m. and that their review might not be available for the next Commission meeting.

Steve Miller asked Little by what process does GAF CWA's recommendations get to Council and Little said those comments go to the Planning Commission first and then Council. He stated his concerns for the Borough aquifer.

Chairman Wine asked Little how the public would be notified when Buchanan Flats would be considered. Little said it would be on the agenda posted in advance on the Borough's website, listed under *Upcoming Meetings* on Council agendas, and citizens are welcome to inquire at the office.

b. Discuss the preliminary/final land development plans as submitted by FSA, Inc. on behalf of Otterbein United Brethren Church.

Little reviewed the plans as submitted February 11 for an addition on the existing church building and a secondary sewer lateral. Little reviewed comments as providing by ARRO Consulting regarding stormwater, zoning, and sewer and William Hill's sewer engineering comments.

Fred Frederick of FSA presented his responses to ARRO's review of the plans. Frederick asked that the church be permitted to continue to drain rainwater into the Borough stormwater infrastructure rather than create a system per Chapter 166 Article 8 of the Borough Code.

Chairman Wine asked to confirm that the plans are not increasing runoff because the plans include building over existing impervious area and Frederick agreed noting there will be no increase to stormwater.

Chairman Wine asked Frederick about ARRO's February 22 comment regarding Stormwater calculations and Frederick said they weren't increasing Stormwater. Frederick asked the Commission for its discretionary approval of ARRO's general comment number 2 based on Chapter 166 Article 8 of the Borough Code stating that when it is more advantageous to connect directly to Borough storm sewers, then it shall be permitted on a case-by-case basis.

Chairman Wine asked Frederick if ARRO was expected to respond to his comments and he (and Little) said yes. Frederick then asked for conditional recommendation to Borough Council pending comments being resolved with ARRO approval.

Camp what impact COVID has had on church attendance and Ben Stoops of the Otterbein Church replied there that attendance is coming back up.

Little noted that because of the additional sewer line, a sewer tapping fee of \$6030 will be required.

Chairman Wine said he is hesitant to do a conditional approval with so many comments, however he is comfortable that the comments will be resolved.

On a Thomas/Homer motion, the Commission unanimously voted to recommend conditional approval to Borough Council subject to reconciliation of all engineering comments.

On a Homer/DeGrange motion, the Commission unanimously voted to grant permission under Chapter 166 Article 8 of the Borough Code for the Otterbein Church to tie the property's stormwater line directly into the Borough's stormwater system as currently occurs.

The Commission adjourned their meeting at 7:00 p.m.

Respectfully Submitted,

Emilee Little
Borough Manager