

Borough of Greencastle
Planning Commission Minutes
May 9, 2022
6:00 P.M.
60 N. Washington Street

Members in Attendance: Ed Wine, Guy Camp, Tony Homer, Jim Thomas, and Joe Degrange. Also present were Borough Public Works Manager Bob Manahan and Usman Choudhary of ARRO Consulting.

Wine called the meeting to order at 6:06 p.m.

Public Comment Period

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

Minutes

On a Thomas/Homer motion, the Planning Commission voted unanimously to approve the April 11, 2022 meeting minutes as presented.

Old Business

None.

New Business

Atty. Tracy Ross spoke on behalf of Hidden Key Brewery stating that they are asking that an already permitted accessory building be approved as submitted.

Wine stated there was a building permit issued by the Borough and clarification is being sought on the accessory building. Manahan said the Borough had requested plans to view proposed setbacks.

Wine asked that Hidden Key submit a land development plan to address sewer, water and setbacks by May 27, so that the Planning Commission might be able recommend conditional approval to Council for their June meeting.

Camp said that a plat is usually received to address the engineering questions raised and he didn't feel anything could be taken to Council with the information received to date.

Thomas said he saw at least three units: a bar, restaurant, and brewery and that a brewery representative said 50% of the customers would be ordering food. Wine said this is an issue for GAFCWA and the brewery. Ross told Thomas that the proposed building only exists to hold the brew equipment.

Wine asked if Commission members had reviewed the plans submitted for the meeting and Camp said they did address the questions raised. Thomas asked if this was for the water and sewer concerns and Wine said it was. Choudhary explained what engineering would need in the plans for their review and that the plans would need to be submitted by May 27.

Brewery representatives provided their comments on waste and other byproducts resulting from brewery operations and their plans to address it. Manahan stated that the Borough Waste Water Treatment Plant operator and engineer met with brewery representatives and have agreed upon one additional EDU and additional screening.

Albert W. Miller, Borough Council President, said he was shown the land use permit by the Borough Manager and that the plan has a lot of gray area which is why the project has been reset.

Wine said that procedurally the Commission should allow the Borough and their engineer time to review the plans along with GAFCWA 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 Commission unanimously voted to table the Hidden Key Brewery approval until a special meeting on May 31, 2022 at 6 p.m. asking brewery representatives to submit a site plan that includes the location of the brewery building, setbacks, lot coverage, location of the utilities, and anything else as requested by Gannett Fleming by May 27, 2022.

Joe Gurney, First Capital Engineering, presented the Sheetz Land Development Plan to date with current approvals, including a sewage planning exception from the PADEP.

Wine asked if there is a proposed concrete median along southern Baltimore Street and Gurney said there was.

Camp asked how to leave the site going south and Gurney referred him to the plan. He then asked if any other Sheetz had this configuration.

Thomas asked if ingress and egress were on Baltimore Street and Gurney confirmed it was and showed a second option using Madison. Thomas said he had a problem with having traffic cross two lanes of traffic to go south from Sheetz and asked if PennDOT had approved the plan. Gurney said the Traffic Impact Study and the driveway configurations were approved. The HOP has been submitted.

Degrange stated the median would prevent resident from making a left turn from S. Carl Avenue.

Albert W. Miller, Borough Council President, asked about the concrete barrier on Baltimore Street and stated that the borough should have had more input into the ingress and egress plans. Lyncha said PennDOT prefers medians. A discussion followed on potential traffic concerns with the current plans approved by PennDOT.

Wine said the Commission would want to recommend approval of this plan subject to getting the Highway Occupancy Permit with the engineered driveways submitted to PennDOT. Gurney said Sheetz is looking for approval of the Land Development Plan conditioned upon receipt of PennDOT permits, Gannett Fleming comments, and taking care of all the agreements and letters of credit.

Wine asked if there were any outstanding comments and Gurney said they had worked through everything submitted to date. Choudhary said that ARRO would provide conditional approval provided Sheetz provide documentation of Financial Security.

Thomas asked the Commission to require Sheetz to install a sidewalk up to the auto parts store. Gurney said that property did not belong to Sheetz. Wine said that the Commission cannot make a motion on the sidewalk matter.

On a Degrange/Homer motion, the Planning Commission unanimously voted to recommend approval to Borough Council of the Sheetz Land Development Plan conditioned upon resolution of Gannett Fleming comments, approval of the PennDOT HOP, and receipt of the Financial Security documents.

The meeting adjourned at 7:49 p.m.

Respectfully Submitted,

Emilee Little
Borough Manager