

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

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

Wine called the meeting to order at 6:00 p.m.

**Public Comment Period**

Steve Miller of 232 Moss Spring Avenue thanked the Commission for their dedicated service to the community.

**Minutes**

On a Camp/Degrange motion, the Planning Commission voted unanimously to approve the October 10, 2022 meeting minutes.

Wine noted the letter submitted October 27<sup>th</sup> to Antrim Township as well as his and Little's attendance at the November 8<sup>th</sup> Antrim Township meeting.

**New Business**

The Commission reviewed a preliminary combined subdivision and land development plan for the construction of a Dollar General at 650 N. Antrim Way.

Little reviewed the plans as submitted on October 31, 2022 noting the property was zoned Highway Commercial, the proposed subdivision of parcels, and the planned location of the 12,480 SF building.

Engineer Dave Unger of Unger Surveying & Construction reviewed the plans as submitted.

Little noted there were substantial comments from ARRO, Gannett Fleming, and Keller Engineering that are outstanding and will need to be addressed prior to a preliminary recommendation.

On a Thomas/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 technical comments being addressed by the developer.

**Old Business**

The Commission reviewed a preliminary land development plan for the construction of a residential development entitled Buchanan Flats.

The developer's legal counsel Jon Andrews reviewed the proposed project noting access roads, number of residential units, and the established zoning requirements.

Little reviewed the October 27<sup>th</sup> correspondence as provided to the developer on behalf of the Planning Commission. Little noted that all but two of the comments had been addressed with speed control improvements in the current Moss Spring development and an analysis for the implementation of a roundabout at the intersection of N. Allison Street, Moss Spring Avenue, and Walter Avenue.

Andrews stated they are evaluating the two remaining requests noting that Inch & Co is willing to add speed tables as requested and are evaluating the feasibility of a roundabout at Allison Street.

Little noted a survey would be conducted by the Borough to determine what traffic calming measures would be most acceptable to the current residents of the Moss Spring community.

Andrews reviewed the Traffic Signal Agreement for the intersection of Rt. 16 and the proposed Moss Spring Avenue Extension as submitted by Inch & Co.

Wine questioned the need for Antrim Township to be included in the agreement, noting that the connection would be in the Borough and therefore the light would be the Borough's responsibility.

Andrews answered that the agreement outlines additional third party contributions requiring future development impacting this intersection to also contribute to the cost of the traffic signal. Andrews noted that this development would likely occur in the Township which is why the Township was included on the agreement.

Wine questioned the traffic pattern changes proposed along Rt. 16 approaching this intersection.

Inch & Co.'s traffic engineer explained the proposed modifications to Rt. 16 traffic patterns including an additional two-way center left turn lane as well as an additional right turn lane. The engineer noted all changes would be submitted and need approval by PennDOT.

Wine questioned the length terms of the agreement relative to when the development would be fully built out.

Andrews stated the agreement's term should be until 2027, noting the inconsistency within the current draft agreement having referenced 2031 in numerous locations.

Wine questioned when the project would be fully constructed and occupied.

Whalen provided that the development is projected to be fully constructed in 2024 and Andrews noted by 2027 occupancy levels should be enough to provide data for analysis of the need for a traffic signal.

Wine stated he would like this agreement to extend longer than 2027.

Rice suggested the agreement be modified to establish that the agreement would be in effect until a given number of years after full build out and construction is complete.

Andrews stated Inch & Co is agreeable to modifying the length of agreement.

Wine questioned whether a bond or letter of credit is more appropriate as that was an inconsistency within the draft agreement.

Andrews noted Inch & Co would probably prefer to submit a bond based on the estimated cost of the traffic signal and that would be modified in the agreement.

Rice noted that based on the language in the agreement, including Antrim Township does not give the Township or the Borough unilateral power to control the traffic light. Rice specified that the inclusion of the Township does not prejudice the Borough's rights under the agreement.

Wine requested that once the ROW agreement being drafted for the Moss Spring Cemetery access was completed, it could be provided to Little who will convey it to the church.

Andrews stated he would provide the cemetery ROW agreement as soon as it was ready.

Wine reviewed the letter dated October 25<sup>th</sup> as provided to Antrim Township specifying the Planning Commission's objection to the Moss Spring Avenue connection being made. Wine noted his and Little's attendance and review of the letter at the Township's November 8<sup>th</sup> Supervisors meeting.

Andrews noted that this connection serves no purpose for the Buchanan Flats development and stated Inch & Co has questioned why Antrim Township is requiring it.

Degrange questioned how traffic could be regulated along the connector road.

Andrews noted local delivery only signage, a speed limit of 25 mph, a 3-way stop, and a pedestrian crossing. Additionally Andrews provided a traffic study is being conducted to determine if weight regulations are appropriate.

Tomasini of ARRO Consulting outlined ARRO's review letter dated November 8<sup>th</sup>, noting the waivers as requested and ARRO's recommendations.

Little reviewed the comments as provided by Gannett Fleming and Keller Engineering noting the review letters would be submitted to the Inch & Co development team as well.

On a Degrange/Thomas motion, the Planning Commission voted unanimously to recommend to Borough Council approval of the following waivers per the November 8, 2022 ARRO review letter as requested for the Buchanan Flats preliminary land development plan:

1. Chapter 180-32 T (4)
  - 5' curb radius on the NE side of the Grant Street entrance cannot be increased to 20'
    - a. In order to approve this waiver, a no turn sign will need to be added to the Northeast direction to ensure the statement of "the site entrance is one way in with no turning from the northeast direction" remains true.
    - b. The Commission recommends this waiver be conditionally approved based on adding the proper signage as noted.
2. Chapter 180-32 L
  - Maintain Grant Street slope of 8% as opposed to the maximum standard of 5%
    - a. The existing slope of Grant Street is 8% and substantial grading off site on neighboring properties would be needed to reduce the slope to 5%
    - b. The Commission recommends the approval of this waiver unconditionally.
3. Chapter 180-32 T (2)
  - Connection of Moss Spring Avenue to East Baltimore Street
    - a. The Commission recommends this waiver be conditionally approved based on an accepted Traffic Signal Agreement between the Borough of Greencastle and the developer for the intersection of Moss Spring Avenue and East Baltimore Street.

On a Camp/Degrange motion, the Planning Commission voted unanimously to recommend to Borough Council conditional approval of the preliminary land development plan as submitted by Frederick, Seibert & Associates, Inc. on behalf of Inch & Co for the construction of residential development entitled Buchanan Flats on parcel 08-2B22.-077.-000000 subject to the following:

- Negotiation of a Traffic Signal Agreement
- Right of Way agreement allowing access to the Moss Spring Cemetery
- Evaluation of the feasibility of a roundabout to be installed at the intersection of E. Walter Avenue, N. Allison Street and Moss Spring Avenue
- Traffic calming measures, including but not limited to speed tables, to be installed in the current Moss Spring community
- Satisfaction of all outstanding engineering comments as provided by ARRO Consulting, Gannett Fleming, and Keller Engineering

### **Correspondence**

None.

### **Adjournment**

On a Camp/Degrange motion, the Planning Commission voted unanimously to adjourn the meeting at 7:16 p.m.

Respectfully Submitted,

Emilee Little  
Borough Manager