

BOROUGH OF GREENCASTLE
COUNCIL WORKSHOP MEETING MINUTES
February 27, 2023
7:00 P.M.

MEMBERS PRESENT: President Albert W. Miller, Vice President Jan Shafer, Councilmen Joel Amsley, H. Duane Kinzer, Jeremy Layman, and Scott Reagan. Also present was Borough Manager Emilee Little and Public Works Manager Bob Manahan. Councilman Wade Burkholder participated by phone and Mayor Ben Thomas was absent.

President Albert W. Miller called the meeting to order at 7:00 p.m.

An invocation was provided by Steve Miller.

President Albert W. Miller led the Pledge of Allegiance.

President Albert W. Miller said the meeting was being recorded for accuracy of the minutes.

Opportunity to be Heard

Charles Eckstine of 64 Williamson Avenue stated he was disappointed Council approved the Sheetz development, referenced his prior proposed development on N. Carlisle Street and the resulting lease to Industrial Pallet, reiterated safety concerns on E. Madison Street by the Lutheran Church, and provided that the Buchanan Flats proposed development is a good plan in the wrong location noting the need for adequate parking spaces and onsite property management.

Presentation: Inch & Co. – Buchanan Flats Preliminary Land Development Plan Review

Joe Eisenhower of Inch Co. provided updates regarding the Buchanan Flats land development including the receipt of a positive response from PennDOT for the most recently submitted traffic impact study. Eisenhower noted the traffic signal agreement requiring Inch & Co. to monitor the proposed Route 16 intersection and install a traffic signal if warranted for a ten year time period after final build out.

Layman questioned the width of Grant Street Extended noting the additional sidewalk. Little identified on page 9 of the preliminary land development plans (as provided to Council and the public during the meeting) that Grant Street Extended was shown as 20 feet wide. Manahan added that an 18 foot width is required for two-way, two-lane traffic.

Layman requested additional trees be added on the west side of Westwood Lane to provide additional green space and shielding. Eisenhower agreed to add more trees to the plans in the requested area.

President Miller questioned the coloration of the stormwater basins, noting the basins in the Borough were shaded differently than basins in the Township. Eisenhower provided that the composition of each basin is explained in the plan detail as he approached and pointed out to President Miller.

Eisenhower responded to prior comments concerning adequate parking and noted in the Township they plan 1.9 parking spots per unit and in the Borough there will be 2 spots per unit as required per the ordinance.

Little provided updates relative to the Buchanan Flats plans including waiver approvals and drafted but outstanding agreements including the traffic signal monitoring agreement, easement agreement for access to the cemetery, stormwater management agreement, and the developer's agreement to include payment for traffic calming measures to be installed in the Moss Springs community in the amount of approximately \$179,000. Little also noted the current time extension for Council's review of the preliminary plans ends on March 7, 2023 and that ARRO had no outstanding comments based on the most recent plan submittal but water and sewer reviews were still pending.

Dave Ebbitts of 524 Brookview Drive provided comments regarding his opposition to fencing at the Water Treatment Plant, questioned waivers that were approved by Council, noted current stormwater issues in Moss Springs, and expressed concerns with increased traffic.

Little reviewed all three waivers as approved by Council on January 3, 2023. Eisenhower explained signage would be installed to restrict vehicles based on number of axels.

Ebbitts noted he was not provided the results of the Moss Spring Community Survey as sent out by Borough staff to solicit feedback from impacted residents on possible traffic calming measures.

Little replied that the survey results had been posted on the Borough's website but that the post was no longer active. Little provided she would reactivate the post to make the survey results visible.

Little advised that the fencing at the Water Treatment Plant was approved and contracted by the Water Authority prior to the initial plan submittal for Buchanan Flats. Little noted that as the Authority Manager she could provide confirmation that the fencing to be installed was on the Authority's property but advised that further comments related to the Authority would have to be brought before the Authority not Council.

Old Business

Kinzer discussed sidewalks on Williamson Avenue and asked Little to provide minutes of the meeting when Council voted to put sidewalk installation on hold.

President Miller asked for the Planning Commission meeting minutes from December 2022.

Little noted the December meeting minutes were approved in February and would be posted to the website and provided to Council.

President Miller noted the Borough property on Franklin Street is being parked on by the neighboring property owners.

Upon discussion, Council directed staff to install No Trespassing signage on the Borough property along the gravel access area.

Kinzer expressed concerns with alley conditions.

Little responded that the Borough budgets \$30,000 a year for alley maintenance, reviewed alleys paved in 2022 including N. Church, Spruce, and Cedar Lane, and asked Kinzer to identify which alleys were in need of attention. Kinzer answered there were potholes in Warren Lane. Layman noted that the potholes can remain on Warren Lane as they slow down traffic.

Kinzer questioned when the flashing beacon would be repaired on N. Linden Avenue.

Little noted this damage was reported to the Borough's insurance company, a full reimburse had already been received, and the contractor executing the repairs is waiting on necessary parts to be delivered.

Kinzer advised he would like the signage and crosswalk removed at the S. Ridge Avenue and Baltimore Street intersection by the library.

Little specified that if the body of Council would like the crosswalk to be removed, PennDOT has stated they would allow that. Little reiterated that it was the recommendation of Councilmembers, the Greencastle-Antrim School District, and the Greencastle Police Department to leave the crosswalk as installed but to seek grant funding to improve visibility with a flashing beacon.

Review Minutes of Previous Meetings

No comments or revisions were provided.

Community Outreach

Beautification Committee

President Miller noted Councilmembers Kinzer, Burkholder and Layman's expressed interest in additional Christmas decorations and lighting. Miller noted his desire to see more floral elements in town, murals, and utilizing empty space more effectively.

Little advised there are currently six community members who have confirmed interest in being part of the Beautification Committee. Little stated an initial meeting was being planned for mid-March.

Debby Cunningham of the Greencastle-Antrim Chamber of Commerce asked for a timeframe as to when it was thought that lighting in downtown had diminished. Kinzer stated he believed that more lights were displayed five to eight years ago, noted the old lights are in the basement of the Chamber and told Cunningham to ask the

Township for money. Amsley stated the lighting had not been installed past the square for 30 years, Layman noted it has been at least 20 years. Reagan suggested lighted garland on the new Center Square street lights.

Council provided goals for the Beautification Committee including brain storming projects, research and assistance with grants, and planning Christmas decoration improvements.

Shafer requested the website post be updated to note that only five more street lights need sponsorship. Little note she would add this update to the current post.

Kinzer asked for the Borough to request of the Sheetz developer to remove a tree on the railroad property. Little advised that the Borough could not request a developer to remove property that is not theirs. Manahan noted PennDOT is to remove several problematic trees in this area.

Budget & Finance

Additional Center Square Pole Lighting

Little reviewed an estimate for additional lighting on existing Center Square pole. Little noted this additional east to west lighting was a request of Council and the total cost would be \$3,800 to include all labor and materials. Reagan questioned if LED fixtures would be used, Little confirmed the new fixtures would be LED.

Council requested action be added to the March agenda to vote on this additional lighting estimate.

Public Safety

East Madison Street Parking & Safety Concern

Little reviewed the submitted correspondence and safety concerns of the Lutheran Church related to cars parking near the access to the church parking lot. Little reviewed the results of a sight distance evaluation conducted by Manahan and explained that a car parked between the church access and N. Washington Street would reduce sight distance to between 50 and 100 feet which is less than the 150 feet of sight distance PennDOT would require on a 25 mph roadway.

Shafer noted a prior request had come before Council requesting no parking in this area. Little confirmed this 2022 request and noted no action was taken by Council at that time.

Layman expressed concerns about the nearness of the turn and high traffic volumes on N. Washington Street and E. Madison Street.

Council requested action be added to the March agenda to authorize staff to draft an ordinance to eliminate parking on E. Madison Street between N. Washington Street and the Lutheran Church parking lot access and 25 feet west of the church access.

North Jefferson Street Parking & Safety Concern

Little presented a request as submitted from the developers associated with Hidden Key Brewery related to safety concerns on N. Jefferson Street. The requestors presented options including one way travel going north, painting parking stalls, and adding street lights.

Rick Houck of Hidden Key Brewery noted that several residents had brought concerns related to parking to his attention and to the attention of patrons of the new restaurant and brewery on N. Jefferson Street.

Shafer questioned who Mr. Houck was and why the residents were not in front of Council stating their concerns. Houck noted his affiliation with the brewery and named several residents that live on N. Jefferson Street that had expressed their concerns. Shafer questioned if Houck lived on N. Jefferson Street. Houck responded he does not live on N. Jefferson Street but does own a business located there.

Little explained that Houck brought this issue to the Borough to be proactive in addressing concerns expressed by patrons of his business and residents in the area.

Layman asked Manahan the width of N. Jefferson Street. Manahan identified N. Jefferson Street as 34 feet wide which he noted as roughly three travel lanes and there are approximately 20 parking spaces on each side of the roadway.

President Miller stated there were no complaints about N. Jefferson Street until the brewery started and the Borough shouldn't have to change the street to provide parking for their business.

Amsley noted prior complaints have been made when the Highline Café was there. Little confirmed minutes from prior Public Safety committee meetings do note complaints when the previous restaurant was in this building and that the Borough's zoning ordinance does not prohibit breweries and does not require off street parking in the community commercial zone.

Houck stated they were trying to help the residents that live in this area. President Miller stated the residents would have been happy without the traffic of a brewery and the developer should have considered parking before occupying the building then asking the Borough to create parking.

Amsley stated the developers are here to help the citizens living in this area. Shafer asked why the residents are not here to express their issues.

Layman noted parking on the street is a part of living in town and questioned what the Borough is being asked to do as this issue is present on a lot of narrow streets in the Borough.

Little noted issues with making this roadway one way either direction citing concerns at the Madison Street underpass and current staking and congestion on Baltimore Street bound to only increase with the Sheetz development. Amsley agreed that one way is not the answer in this area.

Layman noted patrons can park on S. Jefferson Street and that people will just have to walk.

Council took no action on this request.

Parkwood Drive Street Light Request

Little reviewed a request from residents on Parkwood Drive for an additional street light. Little reviewed the layout of street lights currently on Parkwood noting an existing unused transformer and expected costs of approximately \$200 annually for the additional electric.

Council requested action be added to the March agenda to authorize staff to initiate the process of installing an additional street light on Parkwood Drive.

Little added that she would send a letter to the potentially impacted residents to confirm support for the additional light in this area.

Norfolk Southern Concerns

Council discussed concerns with train speeds and possible materials carried based on the recent disaster in Ohio with the Norfolk Southern train derailment.

Kinzer stated this type of disaster could happen in our town and noted the tracks have recently been improved and now trains are moving faster through this area.

Council requested Little reach out to Norfolk Southern to confirm speed limits and materials that are being hauled on the Norfolk Southern highline train tracks through the Borough.

Adjournment

On an Amsley/Layman motion, the meeting adjourned at 9:30 p.m.

Respectfully submitted,
Emilee Little
Borough Secretary