

**Borough of Greencastle
Planning Commission Minutes
March 10, 2025
6:00 P.M.
60 N. Washington Street**

Members in Attendance: Chairman Ed Wine, Tony Homer, Jim Thomas, and Joe Degrange. Also present was Borough Manager Emilee Little and ARRO Consulting representative Jeb Rosenberger attended via phone.

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

Public Comment Period

No comments received.

Minutes

On a Homer/Thomas motion, the Planning Commission unanimously voted to approve the February 10, 2025 meeting minutes.

Old Business

On a Degrange/Thomas motion, the Planning Commission unanimously voted to recommend Borough Council's consideration of a final subdivision and land development plan as prepared by William A. Brindle Associates, Inc. on behalf of Frank L. Carbaugh Post 373 American Legion for the proposed lot consolidation of parcels 08-2B36.-033.-EX0000 and 08-2B36.-033.-000000 and the construction of an expanded parking lot area pending legal review of the interpretation of §166-11.B and satisfaction of any other outstanding engineering comments.

Little reviewed the plans noting that this was a subdivision and land development plan for the consolidation of two lots and the construction of a 31 space parking lot addition at the American Legion property located on S. Carlisle Street. Little noted that stormwater facilities were required to manage the increased runoff from the expanded parking lot.

Jim Maun of William A. Brindle Associates, Inc. reviewed the plans and noted that he and ARRO's reviewer Jeb Rosenberger have had a differing of opinions regarding the stormwater basin and the requirement to maintain 1 foot of freeboard from the 100-year water level per §166-11B of the Borough's Stormwater Management Ordinance. Maun stated that the 1 foot of freeboard is only required if the stormwater basin has an embankment, then Maun noted the absence of a definition for embankment and presented Google searches with varied definitions of the word embankment.

Jeb Rosenberger of ARRO Consulting advised that currently the level of the 100-year storm in on the neighboring property and intersects with the neighboring property owner's shed and that this level is assuming that the basin works to full capacity and is routinely maintained. Rosenberger stated that the Borough's ordinance requires that stormwater must be safely conveyed at a reduced rate of speed post-development and it does not require for all stormwater to be captured, treated, or infiltrated on the developing property. Rosenberger noted there are means of redesigning the stormwater management on this parcel to meet the ordinance requirements including the required 1 foot of freeboard.

Attendees from the American Legion questioned Rosenberger's certifications and experience. Maun noted that Rosenberger is not an engineer and that he traveled to ARRO's office on February 17, 2025 and met with Rosenberger and engineer Ed Van Arsdale. Maun reiterated that Van Arsdale is an engineer and that Rosenberger is not.

Upon request, Little called Van Arsdale. Van Arsdale identified that he met with Maun and Rosenberger at ARRO's Lititz office on February 17, 2025, at which time the definition of embankment was reviewed, noting that the Borough's ordinance does not provide this definition.

Mayor Ben Thomas stated that the plan seems to be held at an engineering impasse. Thomas advised that if the ordinance is lacking then either Council needs to amend the ordinance or the benefit goes to the applicant. Thomas stated the Commission could pass the review of this plan to Council as-is and have the Council determine how best to proceed.

Wine advised that the role of the Planning Commission is to receive and review plans to ensure the Borough's ordinances are upheld prior to Borough Council's ultimate review and determination.

Homer questioned how the Gelsingers (neighboring property owners) felt about this stormwater issue potentially impacting their property. Homer noted that this plan is not making the existing conditions any worse, stating that this plan may not meet the ordinance but it is better than it is now.

Maun stated that his seal in on the plans and that he certifies that the stormwater design will work. Maun noted that he is responsible and "on the hook for it to work."

Little questioned if the Legion would consider requesting a waiver for the 1 foot of freeboard requirement. Maun stated that a waiver is not required since there is no definition of embankment. Maun then read a definition of embankment to be the following: "a raised structure designed to hold back water." Maun advised this is not a raised structure. Rosenberger noted that if measured from the bottom of the basin, it is a raised structure.

Wine stated that given the impasse and lack of definition to provide clarity in the ordinance, the Commission may consider passing this plan on the Council for their determination.

New Business – None.

Correspondence – None.

Adjournment

On a Homer/Degrange motion, the Planning Commission unanimously voted to adjourn the meeting at 7:28 p.m.

Respectfully Submitted,
Emilee Little
Borough Manager