

Minutes
Greencastle Borough Public Meeting
December 5, 2016
6:00P.M.

MEMBERS PRESENT: Council President Frank Webster, Jr., Mayor Robert Eberly, Council Members Larry Faight, James Farley, Duane Kinzer, Matthew Smith. Absent was Craig Myers and Charles Eckstine. Also present were Borough Manager Eden Ratliff, Solicitor Sam Wiser, and Borough Secretary Ericka Faight

Council President Webster gave a statement outlining how the public meeting would be conducted and then turned the meeting over to Solicitor Wiser who gave an overview on the proposed rezoning ordinance.

Robert Wertime, 207 Leitersburg Street, expressed concerns that the rezoning would create additional space that would allow for the sale of alcoholic beverages and requested section 205-12 (a)(5) and section 205-12 (b)(3) be revised.

Kendra Pheil, 30 Baumgardner Drive, agreed with Mr. Wertime that more time should be taken to consider the rezoning. Ms. Pheil read a letter to the Editor that she recently submitted to the newspaper and stated that she would like to know the proposed use is for the area before a rezoning is approved. She also felt that conversations were limited before the decision was made and that proper procedures were not followed. Solicitor Wiser stated that discussions on the proposed ordinance have been going on for over two years and that all procedures were followed.

Mr. Faight asked Solicitor Wiser to confirm that Council would have a say in allowing any additional liquor license and asked him to explain the procedure of obtaining a liquor license. Mr. Wiser confirmed that there would be a public hearing and Council as well as the Liquor Control Board would have to approve any additional liquor license.

Mr. Faight asked if the Planning Commission approved the ordinance, and Mr. Wiser responded that they had approved the proposed changes.

Charles Fazenbaker, 265 N Carlisle Street, stated that the majority of the residents he has talked with are concerned with various hazards at the Industrial Pallet Co., including sawdust, uncovered shoots and loads, and employees smoking between the pallets creating a fire hazard. Mr. Fazenbaker stated that he is concerned with the health of those residents living in the north end of the Borough.

Mr. Farley apologized that he knew nothing about this issue and asked Mr. Fazenbaker and the rest of the concerned residents to attend the next Public Safety Meeting.

Ben Tomas Jr., 302 South Washington Street, asked that the rezoning ordinance be approved as it fits in line the strategic plan already put in place by the Borough.

Scott Reagan, 257 North Carlisle Street, stated that he is the owner of the mobile home park and his garage was destroyed in the last fire (previous to Industrial Pallet Co. occupying the property) and he was opposed to more industrial uses in the area. Mr. Reagan stated that he felt it is a quality of life issue.

Solicitor Wiser noted that that one of the reasons for the proposed zoning change is due to concerns of the residents near the Industrial area. The proposal would change the industrial area to less impact uses.

Mr. Smith stated that the Borough was trying to stop things like the Industrial Pallet.

Mr. Faight explained that the changes were designed to now allow for additional industrial uses.

Mr. Kinzer added that the Industrial Pallet will be allowed to continue to operate. Mr. Faight responded that once they are gone, nothing like that will be allowed there again.

Gladys Griffith, a resident of the mobile home park, stated that she lost her home in the last fire and she lives in fear of another fire; she also stated her breathing has been effected.

Jay Weegan, Industrial Pallet Representative, stated that he would like to be a good neighbor in Greencastle and that he understands that they are not a pretty operation but they are necessary. Mr. Weegan also stated that he lays awake at night thinking about fire and that they have a no smoking policy and he asked anyone who sees employees smoking on the premises to please notify the plant manager. Industrial Pallet is hoping to continue to grow and thrive and they have looked at a more suitable space. Mr. Weegan also noted that they came to Greencastle, took a vacant lot and utilized it with an allowable use. Mr. Weegan closed by stating that they will continue to address concerns and that they wish to be an upstanding member of the Borough.

Donna Pearsall, 265 North Carlisle Street, stated that she lives at the entrance of the mobile home park and she has spoken with the plant manager about the noise and the issue was temporarily addressed but has become as bad as it was initially.

Public Comment adjourned at 7:02 p.m.

MINUTES
GREENCASTLE BOROUGH COUNCIL MEETING
November 5, 2016
7:02 P.M.

MEMBERS PRESENT: Council President Frank Webster, Jr., Mayor Robert Eberly, Council Members Charles Eckstine, Larry Faight, James Farley, Duane Kinzer, Matthew Smith. Absent was Craig Myers. Also present were Borough Manager Eden Ratliff, Solicitor Sam Wiser, and Borough Secretary Ericka Faight

Mayor Eberly gave the invocation.

Council President Webster led the Pledge of Allegiance.

Public Comment

No Public Comment.

CONSENT AGENDA

On a Kinzer/Smith motion, Council voted unanimously to approve the following Consent Agenda item:

Minutes of previous meetings:

Borough Council Meeting of November 7, 2016 and November 9, 2016 Budget Hearing.

REGULAR AGENDA

Community Development

Borough citizens may address Council at this time on matters concerning the proposed zoning ordinance amendment.

Mr. Kinzer stated that this was started before he came back on Council and money was already being spent on this issue when he rejoined Council. Mr. Kinzer expressed that the property owner (of the former Agway site) who was also Council President at the time cursed out another Council member and has still not shared what he is doing with the property although he wants to know what everyone is going to do.

Mr. Farley stated that he is supporting the rezoning because the Community Development Committee has worked on it for some time and has done their due diligence. Future uses will be much more compatible with the community and those living in it.

Mr. Faight stated that the rezoning was the right thing to do regardless of who owned the property.

Mr. Webster asked Mr. Kinzer if he felt that he had a chance to get up to speed with the proposal.

Mayor Eberly stated that for the record, everyone knew that in the last two years of discussion that this started before Mr. Eckstine purchased the property and Mr. Kinzer's comments were unfair and that Mr. Eckstine has withdrawn from every discussion/meeting pertaining to this issue including the Public Meeting prior to tonight's meeting.

Mr. Faight stated that conversations were happening between Mike Ross and the former owner.

Solicitor Wisner stated that discussions go back more than two years.

On a Faight/Smith motion, Council voted 4-1 (Mr. Kinzer voting no, and Mr. Eckstine abstained) to approve the proposed zoning ordinance amendment:

"An Ordinance amending Chapter 205, "Zoning", Section 205-2, "List of Districts" to Add "Mixed Use District" and "Institutional District", Article III, "District Use Regulations", Article IV, "Lot Area and Related Regulations", and Article V, "Sign Regulations" of the

Report of Disbursement and Payment of Bills

On a Smith/Farley motion, Council voted unanimously to approve the November 2016 Disbursement Report in the amount of \$186,636.40.

President's Report

President Webster wished to recognize Ben Thomas, Jr. for his years of dedicated service and his willingness to always step up when needed.

On a Kinzer/Smith motion, Council voted unanimously (Mr. Faight abstained to avoid any potential conflict) to approve Christmas bonuses for the employees in the same amount as previous years.

Mr. Webster wished everyone Merry Christmas.

Mayor's Report

Mayor Eberly stated that we can disagree, but we shouldn't disagree on personalities and encouraged everyone to be more charitable towards each other.

Reports from Committees

A. Administration & Finance:

1. On a Smith/Eckstine motion, Council voted 5-1 (Mr. Faight voting no) to approve the Proposed 2017 Budget as presented at the Borough Council Budget Hearing on November 9, 2016; and furthermore, authorize the advertisement of respective ordinance:
 - a. the Tax Levy Ordinance, which shall be a tax rate of 14.0 mills, or the sum of 140 cents on each one hundred dollars of assessed valuation for all property within the said Municipality for Fiscal Year 2017, a 1 mill increase from 2016.

The ordinance will be acted on during a publicly advertised meeting scheduled for December 21, 2016 at 7:00pm.

Mr. Faight discussed not having an additional full time officer and asked Chief Phillippy what the negative impact might be from that decision. Chief Phillippy stated that there would be a negative impact on officer safety and community safety, as well as possibly not having 24/7 coverage.

2. On an Eckstine/Faight motion, Council voted unanimously to authorize the advertising of the 2017 Schedule of Meetings.
3. On a Faight/Smith motion, Council voted unanimously to approval of Council Resolution 2016-05 authorizing disposition of records.

B. Personnel:

1. On a Kinzer/Smith motion, Council voted unanimously to accept the resignation of Shawn Tuthill from the Borough of Greencastle Police Department effective November 7, 2016.

C. Public Safety:

A committee meeting was scheduled for December 21st at 3:00 p.m.

D. Public Facilities:

1. On a Kinzer/Faight motion, Council voted unanimously to approve a handicap parking signs requested at 110 S. Carlisle St. and 161 S Carlisle St.

E. Correspondence:

Reports from Council Members

Mr. Farley wished everyone a Merry Christmas and Happy New Year.

Mr. Eckstine wished everyone a Merry Christmas and Happy New Year.

Mr. Farley wished everyone a Merry Christmas and Happy New Year.

Mr. Webster wished everyone a Merry Christmas and Happy New Year.

Mr. Faight wished everyone a Merry Christmas and Happy New Year, and thanked everyone for their help with the rezoning.

Mr. Kinzer thanked everyone for their thoughts and comments and wished everyone a Merry Christmas.

Solicitor Wiser wished everyone a Merry Christmas.

Mr. Ratliff wished everyone a Merry Christmas and thanked everyone who has stopped in or called to welcome him to the Borough.

Adjourned at 8:10p.m.
Respectfully submitted,
Ericka Faight
Borough Secretary