

Borough of Greencastle
Planning Commission Special Meeting Minutes
May 31, 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 was Borough Manager Emilee Little.

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

Public Comment Period

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

Old Business

The Planning Commission reviewed the submission of the micro-brewery Land Development Plan as submitted by Hidden Key Brewing.

Little reviewed that ARRO had no comments on the site plan nor did William Hill on the sewer plan. She said the Gannett Fleming comments were mostly procedural.

Atty. Tracy Ross offered that they were available to answer any questions.

Wine asked the Commissioners if they had any questions on the site plan and said noted the Commission had no authority over the Gannett Fleming comments.

Thomas asked if the setbacks were measured and Little said the plan met Borough Code for Community Commercial and would be a detached commercial or industrial use. Wine directed Thomas to Chapter 205-19 of the Code.

Thomas asked why the Borough didn't tell the Commission that setbacks weren't required by Code. Little said that the previous plan was an architectural plan and the site plan was requested to observe the setbacks however the borough cannot require setbacks given the lack of code regulations in the Community Commercial district.

Thomas said that in the cover letter from Station 101, it states there will be four businesses. Little said that the Water Authority looks at uses (i.e. barber, restaurant, brewery) and there are two approved uses currently and the brewery will be considered as one additional use creating a total of 3 uses. Wine clarified uses under water/sewer. Thomas asked why the borough isn't charging the brewery like other properties in the area. Little explained how units are designated and billed noting there would be 3 units to be billed quarterly.

Camp asked if water is charged based on usage and Little said it was and that sewer is charged based on a minimum and then per 1,000 gallons used over the minimum.

On a Homer/Degrange motion, the Planning Commission unanimously voted to recommend approval of the site development plan to borough council subject to the Gannett Fleming comments being satisfactorily addressed.

A representative of Hidden Keys Brewery asked when they could resume construction and Little answered pending Council review and tentative approval on June 7.

The meeting adjourned at 6:24 p.m.

Respectfully Submitted,

Emilee Little
Borough Manager