

BOROUGH OF GREENCASTLE
COUNCIL WORKSHOP MEETING MINUTES
November 28, 2022
7:00 P.M.

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

Opportunity to be Heard

No public comments.

Review Minutes of Previous Meetings

No comments or revisions were provided.

Budget & Finance

Little discussed the sale of sewer equipment including a 1990 Massey Ferguson tractor and Meyer V-Max spreader. Little noted the advertisement requiring sealed bids would be posted in the Public Opinion, Lancaster Farmer, and TractorHouse (online). Little provided the total estimated value of this equipment would be approximately \$12,000.00 and that after bids are opened, Council would enact a Resolution authorizing the sale.

President Albert W. Miller noted the advertisement and photos should be posted to Facebook Marketplace and Reagan suggested posting the equipment to Municibid as well.

Community Outreach

Council discussed the intention to re-establish a Borough beautification committee. Little noted she was in favor of reintroducing this committee and would add a request for volunteers to the upcoming newsletter.

Shafer noted that the prior beautification committee appeared to end in 2019.

Steve Miller, 232 Moss Spring Avenue, noted that Marie Eshleman and her assistant Jan could be contacted.

Council agreed to re-establish the beautification committee.

Economic Development

On a Reagan/Burkholder motion, Council unanimously accepted the Inch & Co. offer to extend the Buchanan Flats preliminary land development plan review period until February 6, 2023.

Little provided this was the third extension offered for the Buchanan Flats preliminary plan review, noting the original 90-day period for action on the plan expired on May 15, 2022. Little advised that this extension ends on the day of the February Council meeting.

On a Burkholder/Reagan motion, Council unanimously voted to table the waiver request for the Buchanan Flats preliminary land development plan regarding the proposed connection of Moss Spring Avenue to E. Baltimore Street back to the Planning Commission for further review, comment and recommendation.

Little reviewed waivers concerning the curb radius at the NE side of Grant Street (180-32.T.4) and the slope of Grant Street (180-32.L) for the Buchanan Flats preliminary land development plan.

Little explained the final waiver requested was based on the requirements of Chapter 180-32.T.2 of the Borough Code which requires, "intersecting streets shall not enter into the same side of collector or major

streets at intervals of less than 800 feet.” Little displayed mapping noting the current entrance to Buchanan Flats off E. Baltimore Street is proposed at approximately 520 feet from the next intersecting street on the same side of the roadway which is Spring Grove Avenue. Little reviewed the hesitations of the Planning Commission Chairman upon further review once Little expressed the impact of this waiver request after the November 14th Planning Commission meeting.

Reagan questioned if the currently proposed intersection would be signalized. Little provided that the intersection does not currently meet PennDOT’s warrants for a traffic signal but the Borough is negotiating a Traffic Signal Agreement requiring Inch & Co. to install a traffic signal if/when it is warranted and approved by PennDOT within the terms of the agreement.

Steve Miller, 232 Moss Spring Avenue, noted that the proposed bypass use of Moss Spring Avenue was the main concern of the citizens in the Moss Spring community and that residents would prefer no connection to E. Baltimore Street even if all the Buchanan Flats traffic used Moss Spring Avenue.

President Albert W. Miller stated that ARRO needs to further review this waiver and the Planning Commission should provide a review and recommendation on this specific waiver.

Council authorized staff to disperse correspondence to residents of the Moss Spring community requesting input on traffic calming measures to be utilized as related to the Buchanan Flats preliminary land development plan.

Little noted that the survey would be sent to Borough residents in the current Moss Spring community and would review several traffic calming options including a roundabout, signage, striping, medians, bike lanes, stop signs and speed tables.

Public Facilities

Little provided a progress update on the 2016 CDBG funded ADA Curb Ramp Replacement Project noting that Ganoë Paving had poured the curbing and sidewalks prior to the Thanksgiving holiday and pavement and yard stabilization has been completed. Little displayed photos of all the curb ramps and noted that a walk through would be completed on Tuesday, November 29th from which a punchlist would be created for project finalization.

Adjournment

The workshop adjourned at 8:31 p.m.

Respectfully submitted,
Emilee Little
Borough Secretary