

**Borough of Greencastle  
Planning Commission Minutes  
December 28, 2022  
6:00 P.M.  
60 N. Washington Street**

Members in Attendance: Ed Wine, Guy Camp, Jim Thomas, and Joe Degrange. Also present were Borough Manager Emilee Little and Solicitor Zachary Rice. Commission member Tony Homer was absent. ARRO Representative Nate Merkel attended via phone.

Wine called the meeting to order at 6:01 p.m.

**Public Comment Period**

None.

**Minutes**

On a Thomas/Camp motion, the Planning Commission voted unanimously to approve the November 14, 2022 meeting minutes.

**Old Business**

The Commission reviewed a waiver request regarding the proposed connection of Moss Spring Avenue to E. Baltimore Street related to the preliminary land development plan as submitted by Frederick, Seibert & Associates, Inc. on behalf of Inch & Co for the construction of a residential development entitled Buchanan Flats on parcel 08-2B22.-077.-000000.

Little reviewed the preliminary land development plan noting the timeline of prior reviews and the basis of the waiver request from the provisions of §180-32.T.2 which requires a minimum separation distance of 800' between two intersecting streets on the same side of the intersected roadway.

Little reviewed the December 27<sup>th</sup> ARRO letter outlining the waivers requested and noting ARRO's recommendations for conditional approval.

Rice suggested the developer submit a written justification providing how the waiver is specifically warranted under the Pennsylvania Municipalities Planning Code noting a precise hardship.

Attorney Jon Andrews noted the unique physical restrictions of the property and that the developer has maximized distance from the proposed Moss Spring Avenue intersection to the existing signal at the I-81 exit ramp and optimized the possibility of future signalization at the proposed intersection.

Wine asked if moving the intersection would prohibit PennDOT from approving the connection. Andrews answered that PennDOT would most likely still approve the connection but the more east the intersection is moved the less likely PennDOT will ever approve a signal.

Council President Albert Miller noted his communications with Antrim Township and an issue being reviewed related to a loss of service at the I-81 Exit 5 ramp due to the impact of the proposed development which could result in a reduction of units.

Andrews responded that the traffic impact study noted a marginal drop in level of service on the northbound Exit 5 entrance ramp. Andrews provided that Antrim Township was not willing to provide consent to PennDOT allowing the drop in service and that Inch & Co is unwilling to eliminate units to mitigate the proposed impact of this development on Exit 5. Andrews noted that the Traffic Impact Study is being re-evaluated to analyze this proposed impact and PennDOT could chose to waive the requirement for Antrim Township's consent to the drop in level of service.

Little asked how many units would have to be eliminated to mitigate the loss of service. Andrews responded that the Township requested 60 units be eliminated to mitigate the Exit 5 drop in service but that Inch & Co has no intention of reducing the number of units in the proposed development.

Degrange questioned if the development is sold then who will install the traffic signal if it is needed. Andrews noted that the agreement establishes that the responsibility to install the traffic signal will extend to any successors to the term of the agreement.

Thomas asked the likelihood of the developer getting out of the agreement. Rice noted that upon review of the traffic signal agreement, he found it to be clear, binding and fair to the Borough. Andrews explained that as established in the agreement, the developer is required to provide security for the estimated cost of the signal.

On a Degrange/Thomas motion, the Planning Commission voted unanimously to recommend to Borough Council conditional approval of the waiver request from the provisions of §180-32.T.2 regarding the intersection of Moss Spring Avenue to E. Baltimore Street related to the preliminary land development plan as submitted by Frederick, Seibert & Associates, Inc. on behalf of Inch & Co for the construction of a residential development entitled Buchanan Flats subject to the following conditions:

1. Written justification from the developer providing how the waiver is specifically warranted under the Pennsylvania Municipalities Planning Code.
2. Execution of an approved Traffic Signal Agreement with a duration of no less than ten (10) years from full completion of the Buchanan Flats development.
3. Reasonable traffic calming measures to be agreed upon by the Borough and the developer

### **New Business**

The Planning Commission reviewed a traffic concept plan for the proposed Century Industrial land development as submitted by Traffic Planning and Design, Inc. related to the construction of two industrial warehouses in Antrim Township.

Little reviewed the plans and the impact to traffic patterns on Route 11, South Washington Street and Leitersburg Street. Little noted the proposed development is located in the Township; therefore, the Planning Commission and Borough Council have no official input but have been asked by the developer and Antrim Township to review and provide comment.

Upon review, the Planning Commission offered the following comments regarding the Century Industrial land development plan as submitted by Traffic Planning and Design, Inc. related to the construction of two industrial warehouses in Antrim Township.

1. Ensure sufficient signage or control devices are implemented to prevent truck traffic from going west on Leitersburg Street into the Borough
2. Investigate lengthening the right turn lane northbound and southbound on Route 11 to allow for several trucks to stack prior to the traffic signal. The Borough is concerned truck stacking will occur on Rt. 11.
3. Examine visibility, timing, and sight distance for traffic traveling southbound on S. Washington Street to the intersection of S. Washington Street and Route 11
4. Install emergency signals timed with the newly proposed traffic signal on Route 11 to allow for the Rescue Hose Company apparatus to exit S. Washington Street onto Route 11.

### **Correspondence**

None.

### **Adjournment**

On a Camp/Degrange motion, the Planning Commission voted unanimously to adjourn the meeting at 7:31 p.m.

Respectfully Submitted,

Emilee Little

Borough Manager