

**Borough of Greencastle
Planning Commission Minutes
June 12, 2023
6:00 P.M.
60 N. Washington Street**

Members in Attendance: Ed Wine, Jim Thomas, Tony Homer, Guy Camp, and Joe Degrange. Also present was Borough Manager Emilee Little and ARRO Consulting engineer Jeb Rosenberger.

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

Public Comment Period

None.

Minutes

On a Camp/Thomas motion, the Planning Commission voted unanimously to approve the May 8, 2023 meeting minutes.

Old Business

The Commission reviewed a final land development plan as submitted by Frederick, Seibert & Associates, Inc. on behalf of Buchanan Trail East Owner LLC for the construction of residential development entitled Buchanan Flats on parcel 08-2B22.-077.-000000.

Little reviewed the land development plans as submitted and outlined comment letters from ARRO Consulting, Keller Engineering, and Gannett Fleming. Little noted a comment regarding signage on E. Grant Street and Westwood Lane designating Westwood Lane as one way traffic going into the development. The Commission was accepting of the signage plan provided.

Little reviewed agreements begin finalized for this development including bonding requirements, offsite improvements to the existing Moss Spring development, stormwater operations and maintenance requirements, and a 10 year signal monitoring agreement for the connection to Route 16.

Little advised that all comments have been addressed and noted that all consulting engineering representatives have recommended final plan approval.

On a Degrange/Thomas motion, the Planning Commission voted unanimously to recommend the final land development plan as submitted by Frederick, Seibert & Associates, Inc. on behalf of Buchanan Trail East Owner LLC for the construction of residential development entitled Buchanan Flats on parcel 08-2B22.-077.-000000 to Borough Council for approval pending satisfaction of the following conditions:

- 1) Satisfaction of all engineering comments
- 2) Submission and execution of all required agreements
- 3) Acquisition of all required PennDOT approvals
- 4) Approval from Antrim Township for the development located within the Township's municipal boundaries

New Business

None.

Correspondence

None.

Adjournment

On a Camp/Thomas motion, the Planning Commission voted unanimously to adjourn the meeting at 6:43 p.m.

Respectfully Submitted,
Emilee Little
Borough Manager