

MINUTES
ELIZABETHTOWN PLANNING COMMISSION
April 13, 2010

The Planning Commission met at 6:30pm with the following Commissioners in attendance: Jeff Kinsey, Dick Earhart, Everaldo McDonald, and Ralph Spayd. Also present were Planning and Zoning Director Brandon Porinchak, Borough Solicitor Josele Cleary, and Bob Lynn and Randy Wright from Hanover Engineering. Absent was Anita Paynter.

The minutes of the March 9, 2010 meeting were approved on a motion by Earhart and second by McDonald.

Public Comment:

Tracy Adams resident of 457 Sunrise Blvd. provided the planning commission with a draft ordinance proposing an amendment to the definition of day-care residence and addressing the standards applicable to day-care residences within the borough.

Elizabethtown Area School District Conditional Use Presentation:

Dr. Amy Slamp, Superintendent of the Elizabethtown Area School District opened discussion with a review of the Districts Conditional Use Application and plan for campus wide improvements. Included in the plan are renovations/additions to East High Elementary School and improvements to athletic facilities including new synthetic track at Thompson Stadium and synthetic turf at Thompson Stadium and Jane Hoover Field. Additional athletic facilities and a field house are also included in the plan. Brian Bingeman provided a phase by phase review of the plan including the identification of stormwater management facilities, additional parking facilities, and improved traffic management. Spayd asked about campus capacity at build-out including when this may occur and how it will affect traffic patterns. Slamp noted that capacity will be shifted throughout the district as Bear Creek Intermediate is completed and remaining buildings are renovated. Current enrollment projections extend to 2017 with the district not reaching capacity at that point. Slamp reported traffic demand on East High Street will not be adversely affected as students from the Middle School and East High Elementary will be moved from the East High Street campus to Bear Creek Elementary.

Bingeman presented the District's plan for East High Elementary including additional classroom space, flex space, and a gymnasium which will be accessible to the public and closed-off from the main school building. Other improvements to East High Elementary include additional parking for staff as well as a student drop-off area and separate bus drop-off/waiting area and hard-surface play space. Bingeman reported proposed improvements are intended to reduce queuing of vehicles on East High Street as they wait to enter the school as well as provide a separate entrance for school buses.

The lands currently used by the fairgrounds will be transformed into additional athletic facilities including a softball field and public multi-use fields. McDonald asked what total impervious cover will be at site build-out. Bingeman noted that the impervious cover will be roughly 32% at build-out, much below the maximum of 50%. Earhart asked what funds have been secured for the project. Slamp identified that the School Board has approved funding for Bear Creek Intermediate construction as well as East High Elementary and Mill Road School renovations. Additional

funding will need to be secured for athletic facilities improvements. A feasibility study is currently underway to address the issue of financing athletic facility projects. It is understood that these projects will need to be phased in as funding is secured for each project.

A list of proposed conditions was introduced by the borough solicitor, Josele Cleary. Each of the items on the list was discussed by the Elizabethtown Area School District representatives and Planning Commission members. A discussion was held regarding the placement of a right turn lane at the high school entrance on East High Street. The current traffic study indicates a current need for a right turn lane at this location. The District asked that this requirement not be tied to the conditions for East High Elementary. Also discussed was the placement of cross walks at East High Elementary. Roni Ryan reported on discussions with the Chief of Police and his recommendations for cross walks at each of the driveways at East High Elementary for crossing East High Street. The type and location of buffer plantings around the campus property line were also discussed in detail. The school district proposed alternatives citing safety. Alternative screen plantings would provide the greatest level of safety while meeting the buffer screen planting requirement. A variance will be required for the alternatives to the type and location of such screen plantings. Another topic discussed was Section 1502.7. of the zoning ordinance requiring work approved under a conditional use application to commence within one year of the conditional use approval. The District Staff requested that this time frame be adjusted to ten or five years provided required ordinance amendments are approved by Borough Council. Proposed conditions will be revised by the borough's solicitor in concert with the discussions had between planning commission members and District staff that Council revisit this section of the ordinance.

Hanover Engineering presented their review comments to the planning commission and staff. Bob Lynn of Hanover Engineering noted that these comments have been discussed with Bingeman prior to the meeting. Bingeman indicated that the changes will be made prior to the Conditional Use Hearing on Thursday. Lynn noted that most of the comments were administrative in nature.

There being no further discussion, the Planning Commission took the following action:

A motion was made by Spayd and second by McDonald to recommend conditional approval of the Conditional Use request by Elizabethtown Area School District per Section 504 – Conditional Uses Institutional District for permitted uses that involve construction or modification of structures, buildings, and/or uses that result in structures, buildings, and/or uses in excess of 10,000 square feet. The specific request is being for additions and renovations to East High Elementary School. Motion carried unanimously.

Conditions

- a) The applicant must comply with proposed conditions dated 4/8/2010 as revised by the borough solicitor, Josele Cleary, to be presented to Borough Council at the Conditional Use hearing on April 15, 2010.

Conoy Crossing Phase II Final Subdivision Plan:

Eugene Oldham of DC Gohn Associates Inc. and Jacob Olweiler, applicant for Conoy Crossing presented the final subdivision plan for Conoy Crossing Phase II. Oldham noted that the final plan for phase two is consistent with what was submitted as part of the preliminary plan. Oldham identified 39 lots with 37 dwelling units within this phase of development. One of the remaining lots will be dedicated to the borough and utilized as open space. The other lot is the remaining open lands space within this phase of development. Olweiler stated that this phase will commence following construction of a bridge crossing Conoy Creek. Currently, utilities are being re-routed to accommodate the bridge. Porinchak noted that a revised Letter of Credit is still required prior to any work being conducted on the bridge. Olweiler noted that the appraisal on the site will be completed by April 24, 2010 and sent to the bank thereafter for final review and approval.

Oldham noted that a portion of the site contains wetlands. McDonald questioned how wetland and storm water areas will affect the development. Oldham noted that these areas are consistent with what was provided on the preliminary plan and that easements will be provided in these areas. Olweiler addressed a request for relief requiring the placement of sidewalks on each side of Masonic Drive. Planning Commission members requested additional information in order to address this request as the cost estimate for this work has already been provided for in the application. Porinchak noted that comments have not been received by the boroughs engineer or LCPC. Kinsey noted that no decision will be made without comments from each and asked if there were any further comments.

There being no further discussion, the Planning Commission took the following action:

A motion was made by McDonald and second by Spayd to table further discussion of the plan until the May 11, 2010 Planning Commission meeting. Motion carried unanimously.

Official Map:

Planning Commission staff had the opportunity to review the official map at their October 27, 2009 and January 26, 2010 meetings. Kinsey asked if any major changes were made to the map since last review. Porinchak identified that no major changes were made.

There being no further discussion, the Planning Commission took the following action:


A motion was made by McDonald and second by Earhart to recommend adoption of the official map. Motion carried unanimously.

Other Business

Pat Kadel of LCPC welcomed all planning commission members to attend the Regional Breakfast scheduled for May 20, 2010.

There being no further business the meeting was adjourned at 8:50 pm on a motion by Spayd and second by McDonald.

Respectfully submitted,


Brandon Porinchak
Planning and Zoning Director