

MINUTES
ELIZABETHTOWN PLANNING COMMISSION
December 22, 2009

The Planning Commission met at 6:30pm with the following Commissioners in attendance: Neil Ketchum, Dick Earhart, Jeff Kinsey and Anita Paynter. Also present were Assistant Borough Manager Roni Ryan and Planning and Zoning Director Brandon Porinchak.

The minutes of the November 24, 2009 meeting were approved on a motion by Earhart and second by Kinsey.

Public Comment:

There was no public comment to be heard.

Major Land Disturbance Plan for EASD Pedestrian Path:

Dr. Amy Slamp was present to represent Elizabethtown Area School District. Presenting on behalf of the school district was Brian Bingaman, engineer at K & W Engineering. Bingaman provided a brief recap of the pedestrian path project.

Bingaman reported that K & W Engineering has received initial feedback from PennDOT regarding the HOP and expect to receive final approval of the permit within two weeks. Bingaman noted that the Lancaster County Conservation District has provided preliminary comments on the plan as it related to the stream crossing. He noted that these comments were administrative and will not affect plan design.

The applicant presented a written waiver request for Section 303 and Section 304 - Preliminary and Final Land Development Plan and proposed the plan be accepted as a major land disturbance plan. A discussion followed. The Planning Commission inquired on traffic at the driveway for the drop-off facility. Bingaman stated that this is currently unknown and a traffic study will be conducted when the intermediate school is fully operational. Ketchum asked if the pathways project was a part of the initial plan for Bear Creek School. Dr. Slamp stated that it was not, but was developed out of discussions with the Borough and Township and Act 34 hearings held prior to the project. Dr. Slamp reported that a bus drop-off and parent drop-off are part of the design for Bear Creek Elementary.

It was asked whether comments were obtained from local emergency response organizations. Bingaman stated that they had not contacted any local emergency responders however the project was designed to allow for emergency vehicles to have complete access to the pathway. Dr. Slamp noted that lighting will be installed and the school district is in discussion to install security cameras along the path and is considering crossing guards at the drop-off facility area along E. High Street. Bingaman reported that the drop-off facility will not be under roof. When asked about the timing of the project, Dr. Slamp reported that the Bear Creek Intermediate School is scheduled to open for the 2011 school year and that the pathway is intended to be completed prior to the school's opening. Dr. Slamp noted the project is a piece of a plan which includes renovations to other schools in the district.

Bingaman presented a second written waiver request for Section 309 – Financial Security. Bingaman noted that financial security has been posted for Bear Creek School and the pathway is a part of this larger project. It was inquired whether the Borough has waived this requirement in the past. Dr. Slamp stated that this has been done in the past with school district projects. Ryan agreed that according to the Borough's engineer, financial security for the pathway project would be redundant with financial guarantee that has been secured for the Bear Creek School construction project.

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

- 1) A motion was made by Earhart and second by Kinsey to recommend conditional approval of a waiver to Section 303 and Section 304 - Preliminary and Final Land Development Plan. The justification for the waiver is that the plan is minor in nature and has been designed in accordance with a major earth disturbance plan.

Conditions

- a) The scope of the project crosses municipal boundaries and is shared with Elizabethtown Borough and Mount Joy Township. The condition is that the plan is also reviewed and receives approval from Mount Joy Township.
- b) The comments of the Hanover Engineering letter dated December 22, 2009 regarding stormwater management are addressed.
- c) A traffic study is provided to the Borough for the drop-off facility on East High Street when the facility is fully operational for the Bear Creek Intermediate Elementary School.

Motioned carried unanimously.

- 2) A motion was made by Earhart and second by Kinsey to recommend approval of a waiver to Section 309 – Financial Security. Motioned carried unanimously.

Other Business

There being no further business, the meeting was adjourned at 7:35 pm on a motion by Kinsey and second by Earhart.

Respectfully submitted,

Brandon Porinchak
Planning and Zoning Director