

MINUTES
ELIZABETHTOWN PLANNING COMMISSION
January 27, 2009

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

The minutes of the November 25, 2008 meeting were approved on a motion by Ketchum and a second by Kinsey.

Public Comment:

There was no public comment to be heard.

FANTOM CONDITIONAL USE APPLICATION / 42-44 N. MARKET STREET

The Planning Commission reviewed a Conditional Use application from Kevin & Jane Fantom for a first floor dwelling unit in the Central Business District at 42-44 N. Market Street. Mr. & Mrs. Fantom presented their application and explained there are currently two occupied apartments upstairs, one unoccupied commercial unit on the first floor, and another unoccupied unit on the first floor that they wish to receive approval for a dwelling unit. The Fantoms cited the 2002 DeFrank conditional use approval granted for the first floor dwelling unit at this location.

The Planning Commission asked several questions regarding off-street parking, occupancy of the other units, and size of the unit. The Fantoms reported that they are working on securing a signed agreement with Joe DeMarco, owner of Rita's Italian Ice, to lease four parking spaces on a section of his land on the Fantom's side of the creek. A discussion followed regarding parking requirements for the units. The Zoning Ordinance requires two off-street parking spaces per residential unit, thus requiring a total of six spaces for the three residential units, if the third residential unit were approved. The Fantoms referred to the 2002 DeFrank decision in which two off-street parking spaces were required for the property. The Fantoms reported that there are no potential tenants for the commercial unit in the building at this time. The Fantoms reported that the unit in question is a two room (living room, one bedroom) unit with a kitchen area and laundry room. There was discussion regarding the requirements of Section 1510 of the Zoning Ordinance.

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

It was motioned by Kinsey, seconded by Paynter, to recommend approval of the conditional use application for a first floor dwelling unit in the Central Business District at 42-44 N. Market Street with the condition that the applicant secure a written agreement for four off-street parking spaces within 400 feet of the property and that the spaces be signed Parking for 42-44 N. Market Street Only. Motion carried 4-1 with Ketchum in opposition.

Other Business

Ryan provided an update on the Regional Comprehensive Plan Update and the land use presentation given by Tara Hitchens and Dean Severson of the Lancaster County Planning Commission at Borough Council's January work session meeting.

There being no further business, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Roni Ryan
Assistant Borough Manager