

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

July 12, 2011

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, July 12, 2011, at 6:30 p.m. at the Borough Office. The following Commissioners were present: Chairman Jeff Kinsey, Ralph Spayd, Everal McDonald, and Anita Paynter. Vice Chairman Richard Earhart was absent. Also present were Planning and Zoning Director Rodney Horton and Robert Lynn from Hanover Engineering.

**Meeting Minutes:**

The minutes of the Planning Commission meeting held on June 14, 2011 were unanimously approved on a motion offered by McDonald and seconded by Spayd.

**Public Comment:**

There was no comment from the public to be heard.

**Koser Brothers Rentals Subdivision Plan and Waiver Request – 209 & 211 East Park St.:**

Horton mentioned that the plan was tabled so that the applicant can provide proof of legal ownership rights of a portion of the unmapped and unnamed alley adjacent to the property. The applicant has submitted a revised plan that eliminated the request for abandonment of the unnamed and unmapped alley. The applicant's revised plan addressed the review comments of the Borough's Public Works Director and Hanover Engineering. Jeffrey Reitz from Light-Heigel & Associates was available to answer questions from the Planning Commission. Lynn discussed the review comments from the Elizabethtown Area Water Authority with the Planning Commission.

**Action(s):**

Moved by Spayd, seconded by McDonald to recommend approval of the applicant's request to waiver from the Subdivision and Land Development Ordinance, Chapter 22, Part 6, §613 "Sanitary Sewage and Water Supply," as it pertains to sanitary sewage only. The motion passed unanimously.

Moved by Spayd, seconded by Paynter to recommend approval of the Koser Brothers Rental subdivision plan contingent upon the applicant creating a sewer lateral maintenance agreement, addressing the comments from Hanover Engineering dated July 5, 2011 and the comments from the Elizabethtown Area Water Authority dated July 1, 2011. The motion passed unanimously.

**Relocation of Former Freight Station – 438 West High St.:**

Horton introduced the Borough's waiver request. Horton informed the Planning Commission that the proposed new location of the former freight station will be at 438 West High Street from its current location at 100 Wilson Avenue. The Borough is relocating the former freight station to

prepare for the creation of an overflow and long – term parking lot for the Elizabethtown Train Station. Conceptual design for the proposed pedestrian and bicycle pathway at the rear of the lot also includes a rain garden to facilitate stormwater on the site. Further design of the lot depicting the relocated former freight station and accompanying facilities will be provided for the contractor upon letting of the project. Discussion ensued on the waiver request.

**Action(s):**

Moved by Paynter, seconded by McDonald to recommend approval of the subdivision/land development review requirements to relocate the former freight station to 438 West High Street. The motion passed unanimously.

**Other Business:**

Horton informed the Planning Commission about the preparations for a Fall Planning Commission Conference. The Planning Commission was briefed on the proposed topics that will be covered such as ethics, MPC review and the update on the implementation of the comprehensive plan.

Horton informed the Planning Commission that a proposed zoning amendment ordinance is being reviewed by staff. Once the ordinance is complete, it will be submitted to the Planning Commission for review and recommendation.

**Adjournment:**

After a motion by Spayd, seconded by Paynter, the meeting was unanimously adjourned at 7:45 p.m.

Respectfully submitted,



Rodney L. Horton, MPA  
Planning & Zoning Director