

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

June 14, 2011

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, June 14, 2011, at 6:30 p.m. at the Borough Office. The following Commissioners were present: Vice Chairman Richard Earhart, Ralph Spayd, Everal McDonald, and Anita Paynter. Chair Jeff Kinsey 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 April 12, 2011 were unanimously approved on a motion offered by Spayd and seconded by McDonald.

**Public Comment:**

There was no comment from the public to be heard.

**Koser Brothers Rentals:**

Horton introduced Jeffrey Reitz from Light-Heigel & Associates, Inc. Reitz presented the subdivision plan to the Planning Commission. He was accompanied by Ken Koser of Koser Brothers Rentals. The applicant is requesting to waive from the preliminary plan submission requirements listed in the Subdivision and Land Development Ordinance, Chapter 22, Part 3, §303 "Preliminary Plan." The applicant is requesting to submit the Plan under Chapter 22, Part 3 §306 "Minor Subdivision Plan."

The property is located at 209 & 211 East Park Street. The applicant is proposing to divide an existing residential structure that has two homes that are semi-detached into two separate parcels. Reitz stated that the applicant is proposing to divide the property down the existing partition wall. The garage in the rear of the property will be demolished in order to provide for more parking. The existing structure is divided on the inside of the property except for the basement. The applicant will construct a wall to divide the basement. The backyard will be divided into separate spaces for each of the two properties. Koser stated that he will take out the walkway in the rear of the property so as to divide the space using a fence. Furthermore, the back porch will be divided using a small fence.

Discussion ensued on the sewer lateral of the property. There are two separate accounts; however, there is one sewer lateral that the proposed two properties will share. The applicant has indicated that he would be willing to have a sewer maintenance agreement for the potential buyer(s) of the two properties. The Planning Commission discussed the legal and proper ownership of a part or portion of the unmapped and unnamed alley located along the east side of

the track. The applicant will provide the Planning Commission with proof of ownership of a portion of the unnamed and unmapped alley.

**Action(s):**

Moved by Spayd, seconded by Paynter to recommend approval of the waiver from the submission requirements listed in the Subdivision and Land Development Ordinance, Chapter 22, Part 3, §303 "Preliminary Plan" and submit the plan under the Subdivision and Land Development Ordinance, Chapter 22, Part 3, §306 "Minor Subdivision Plan." The motion passed unanimously.

Moved by McDonald, seconded Spayd to table the Plan until the July 12, 2011 meeting so that the applicant will be able to provide proof of legal ownership of a portion of the unmapped and unnamed alley. Motion passed unanimously.

**Other Business:**

There was no other business for the Planning Commission to consider.

**Adjournment:**

Moved by McDonald, seconded by Paynter that the meeting adjourn at 7:31 p.m. Motion carried unanimously.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Rodney Horton, MPA". The signature is fluid and cursive.

Rodney Horton, MPA  
Planning and Zoning Director