

MINUTES
ELIZABETHTOWN PLANNING COMMISSION
March 9, 2010

The Planning Commission met at 6:30pm with the following Commissioners in attendance: Jeff Kinsey, Dick Earhart, Everal McDonald, and Anita Paynter. Also present were Planning and Zoning Director Brandon Porinchak. Absent was Ralph Spayd.

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

Public Comment:

There was no public comment to be heard.

EASD Master Plan informal presentation:

Dr. Amy Slamp, Superintendent of Elizabethtown Area School District introduced the school District's proposal for improvements to their facilities, specifically East High Elementary and the athletic fields. Slamp noted the school district will be submitting a Conditional Use application at the end of the week and wanted to provide an overview of what will be requested by the school district. Slamp discussed the growing needs of EASD as overcrowding, and increasing enrollment figures are straining the District's infrastructure. The conditional use application will be necessary to make improvements to East High elementary which will reduce overcrowding and allow for Bear Creek Elementary, currently under construction, to be fully utilized one year earlier than planned.

Planned improvements to East High include the addition of a gymnasium, small group instruction rooms and flex space as well as renovations to the existing building. Additional parking, a parent drop-off and pick-up area and a bus loading and unloading area with hard surface play space are also included in the improvements to East High Elementary. Conditional Use approval is required for the proposed work at East High in accordance with §504 (B) of the Borough's Zoning Ordinance for construction and/or renovations to buildings over 10,000 square feet within the Institutional Zoning District. McDonald asked whether or not current improvements would meet future enrollment needs. Slamp stated that current projections go out 12 years. These figures do not surpass the district maximum capacity as included for in the current plan.

Pending approval of the Conditional Use Application, Slamp stated EASD will be submitting a Land Development Plan and lot add-on plan for improvements to the East High Street Campus. Improvements include additional parking lots, improvements to athletic fields including adding synthetic turf on Thompson Field and Jane Hoover field and a new synthetic track. Other proposed improvements include parking for buses, a field house, new tennis courts, and improved storm water management areas. The third phase of the plan proposes the addition of athletic fields located at the current fairgrounds. These improvements include the addition of softball fields, practice fields, and community fields as well as additional parking. Slamp noted that the Fair Board is well aware of EASD plans for the site.

Dr. Slamp introduced Brian Bingeman, Landscape architect with K & W Engineering, designer of the plan. Bingeman provided greater detail to improvements proposed at each phase of the EASD plan. Bingeman noted that these improvements will allow EASD to reach maximum enrollment capacity while simultaneously meeting the requirements of the Borough's parking requirements in the zoning ordinance. Bingeman identified stormwater management facilities that will be added or expanded during the proposed project. McDonald asked about the capacity of current and future stormwater facilities related to proposed additions of impervious cover. Bingeman noted that he does not have that information however it will be provided with the land development plan. Bingeman discussed the proposed addition of a field house that may serve a multitude of purposes for the District. Bingeman also indicated that the plan includes the 30 foot right-of-way for the potential construction of a connector road.

Earhart asked about the proposed time frame for the plan. Slamp indicated that the current timeline is only an approximation as funding will need to be secured for each phase of the project. Slamp noted that it is the intention to have Bear Creek Elementary open in the fall of 2011 followed by the completion of renovations to East High Elementary in the winter 2012. Improvements to the athletic fields will require an extensive fundraising campaign and as such may not be completely finished for 7-8 years or more. Earhart asked how other schools fit into the plan including Bainbridge Elementary. Slamp stated that the school district will need to conduct a study after current plans are complete in order to determine projected enrollment figures at Bainbridge Elementary.

Slamp concluded by thanking the Planning Commission for the opportunity to present the EASD plan and noted that she will be returning shortly to present the conditional use application followed by the land development plan.

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

No action was required on this item.

Other Business

Bob Lynn, Hanover Engineering introduced Randy Wright, Hanover Engineering, to the Planning Commission. Mr. Wright will working in Hanover Engineering's Elizabethtown Office. The meeting was adjourned at 7:35 pm on a motion by Paynter and second by Earhart.

Respectfully submitted,

Brandon Porinchak
Planning and Zoning Director