

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION
May 11, 2010

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, May 11, 2010, at 6:30 p.m. at the Borough Office. Present were Commissioners Jeff Kinsey, Dick Earhart, Anita Paynter, and Ralph Spayd. Also present were Borough Manager/Zoning Officer Roni Ryan, Assistant Borough Manager Cindy Foster, and Bob Lynn from Hanover Engineering. Commissioner Everal McDonald was absent.

After a motion by Spayd, second by Earhart, minutes of the April 13, 2010 meeting were unanimously approved.

Public Comment—None

Conoy Crossing Phase II Final Subdivision Plan

Ryan introduced Eugene Oldham of DC Gohn Associates, Inc. and Jacob Olweiler, applicant for Conoy Crossing, and noted that comments from Hanover Engineering and the Lancaster County Planning Commission relative to this project are included in the Commission's packets for this evening's business. Ryan concluded by introducing Patricia Kadel, Sr. Planning Analyst for the County, who was present in the audience and available to answer questions if necessary.

Oldham provided an overview of Phase II noting this portion of the plan encompasses 39 lots with 37 dwelling units. The Planning Commission reviewed the comments of the April 23, 2010 letter of Hanover Engineering. A discussion followed on various waivers requested by the applicant including requirements for fencing around the entire stormwater retention basin, installation of sidewalk on both sides of Masonic Drive, and other stormwater management regulations. The applicant proposed that a split-rail fence along the roadway side of the retention basin be installed with the remainder of the fence deferred until other phases of the development are complete. Discussion followed regarding types of fencing appropriate for safety. It was noted that recorded easements will be required for the driveway eyebrows, stormwater management facilities, and shared parking locations.

Olweiler reported that the Homeowner's Association Bylaws will be generally the same as the agreement for Phase I and noted that while the entire development is not specifically limited to persons over age 55, it is geared toward two-person families with no children. The Homeowner's Association Bylaws will be submitted for review and approval with the plan. Oldham reported that the Army Corps of Engineers has recently defined Lot 145 as a conservation area. The applicant's attorney is reviewing the conservation easement agreement and will provide copies to the Borough for review. Ryan indicated the Borough will review the documents and provide further consideration for the dedication of Lot 145 to the Borough. The County Planning Commission's comments were then discussed. Kadel clarified their position on the number of driveways on a collector road, locations of mailboxes, and pervious versus impervious paving in proximity to the wetlands area of the property.

At the conclusion of discussion, it was the general consensus of the Planning Commission that it would like to see the list of conditions from the engineers and the County be diminished before considering a recommendation for approval.

Being no further discussion, the Planning Commission took the following action:

It was motioned by Earhart, seconded by Spayd, to table further discussion of the plan until the list of conditions outlined in the Borough Engineer's letter of April 23, 2010 is diminished.

It was motioned by Spayd, seconded by Paynter, to amend the motion to require fencing around the entire stormwater retention basin. Motion carried by a 3-1 margin with Kinsey, Spayd and Paynter voting aye; Earhart voting nay.

After the question was called on the motion to table, as amended, the motion carried unanimously.

Special Exception Request—457 Sunrise Boulevard

Ryan introduced Tiffany Cartwright, Esq. of Smith Cartwright LLP, and Tracy Adams, applicant for a special exception request for day-care residence at 457 Sunrise Boulevard to serve four or less children.

Cartwright distributed the following information and requested a recommendation of approval as the application progresses to the Zoning Hearing Board:

- Delineated site plan indicating setbacks and zoning notes for the property
- Second site plan depicting surrounding residential properties
- Proposed landscaping plan
- Surveyor's certification that there is 2,800 square feet available in the rear yard of the home for play area

Discussion ensued on the number of children being served by her business, both during the school year and over the summer; noise levels; pick-up and drop-off times; and the status of her state licensing.

Being no further discussion, the Planning Commission took the following action:

It was motioned by Spayd, seconded by Earhart, to recommend approval of the special exception request for a day-care residence at 457 Sunrise Boulevard. Motion carried unanimously.

Draft 2011-2014 Transportation Improvement Program

Ryan reported that the Lancaster County draft 2011-2014 Transportation Improvement Program (TIP) is currently in the public review phase. She noted that a copy of the proposed TIP is available at the Borough Office and encouraged Planning Commission members to review the document at their convenience.

Other Business

Spayd thanked Ryan for sharing the news clipping about the role of Planning Commission members.

Kadel reminded members of the Regional Breakfast Meeting at Gus's in Mount Joy on Thursday, May 20, 2010 at 7:30 a.m.

After a motion by Earhart, second by Paynter, the meeting was unanimously adjourned at 7:46 p.m.

Respectfully submitted,

Roni Ryan
Zoning Officer