

MINUTES
ELIZABETHTOWN PLANNING COMMISSION
OCTOBER 27, 2009

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

The minutes of the July 28, 2009 meeting were approved on a motion by Earhart and a second by Ketchum.

The minutes of the September 28, 2009 Regional Planning Commission public hearing for the proposed Regional Comprehensive Plan Update were approved on a motion by Ketchum and a second by Earhart.

Public Comment:

There was no public comment to be heard.

323 and 325 E Orange St Subdivision Plan:

Planning and Zoning Director Porinchak opened the discussion with a brief history of the property being reviewed for subdivision. The property which was once owned by Elizabethtown College and then purchased by the borough was sold to the current owners with a deed restriction. This restriction required that the property be maintained as a single family dwelling unit. Removal of the restriction requires the submission of a Subdivision Plan and approval by Borough Council.

Property owners Boris and Natalya Kostishak were not present at the meeting. The plan was presented by Fred Van Name of Ranck Lake Roeder Hillard & Associates, representative for the property owners. While presenting the plan a number of questions arose from the planning commission. Ketchum mentioned that considerable work had been completed on the exterior of the property and questioned whether similar renovations were completed inside. A follow up question was presented by Ketchum asking Van Name if this work was completed by the property owner with the intention to subdivide the property. Ryan asked Van Name if the current property owners are living at the property. Van Name stated that they were not. Van Name was asked to notify his clients that they are encouraged to attend the next meeting. Planning commission members and staff have drafted a list of questions that will be presented to the property owners and their representative prior to the November 24, 2009 meeting. Hanover Engineering provided comments on the plan on October 19, 2009. A question was raised on the number of sewer laterals serving the property. Porinchak provided a reminder that sewer and water connection fees apply when units are added. The plan was submitted to the Lancaster County Planning Commission. These plans will be reviewed at the November 9, 2009 meeting of the county planning commission.

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

A motion was made by Ketchum and second by Earhart to table the plan until the November 24, 2009 planning Commission meeting. Motion carried unanimously.

Review and Comment on Draft Regional Official Map

Assistant Borough Manager Ryan opened the discussion with a brief overview of the draft regional official map. Ryan identified major points of interest on both the Transportation Map and the Trails and Recreation Map. Earhart asked if there was an order of priority in which projects listed on the map(s) will be completed and what is required to complete such project(s). Ryan stated that the projects are listed with no specific priority in mind and will be completed as funding is made available. Ketchum asks if the borough will be making any zoning map changes. Ryan answered that the proposed regional official map does not include zoning.

Regional Comprehensive Plan Update

Ryan thanks Ketchum for attending the Regional Planning Commission Comp Plan Review meeting held on September 28, 2009. The Planning Commission had no additional questions or discussion.

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

It was motioned by Ketchum, second by Earhart, to recommend approval of the Regional Strategic Plan for Elizabethtown Borough and the townships of Conoy, Mount Joy, and West Donegal. Motioned carried unanimously.

Other Business

McDonald complained about the ADA ramps that were recently constructed along East and West High Street as part of the PennDot paving project.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,



Brandon Porinchak
Planning and Zoning Director