

MINUTES
ELIZABETHTOWN PLANNING COMMISSION
September 30, 2008

The Planning Commission met at 6:30 PM with the following Commissioners in attendance: Everald McDonald, Dick Earhart, Jeff Kinsey, and Anita Paynter. Also present were Assistant Borough Manager Roni Ryan and Steven Dellinger of Hanover Engineering. Absent was Neil Ketchum.

The minutes of the August 26, 2008 meeting were approved on a motion by Kinsey and a second by Paynter.

Public Comment:

There was no public comment to be heard.

Tara Hitchens of the Lancaster County Planning Commission was present.

ELIZABETHTOWN COLLEGE PRELIMINARY MASTER LAND DEVELOPMENT PLAN

Caroline Lalvani of Elizabethtown College and Dave Madary of Derck & Edson were present to represent the plan and answer questions. Ryan explained that although the Planning Commission took action on the plan at their July meeting, a revision to include renovations at Ober Hall on campus was resubmitted. Madary and Lalvani provided a brief overview of the revisions to include improvements to the lobby and entrance of Ober Hall to connect the two residential wings. The comments in the Hanover Engineering review letter dated September 26, 2008 were reviewed and identified a reduction in impervious area on campus and no increased flows to the stormwater management facilities as a result of the proposed revisions to the plan.

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

It was motioned by Kinsey, seconded by Earhart, to recommend approval of the revised Elizabethtown College Preliminary Master Land Development Plan to include the renovations to Ober Hall with the accompanying waivers and conditions for approval as applied at the Planning Commission meetings in June and July 2008 as follows:

June 2008 meeting:

The Planning Commission recommend approval of a waiver to the condition of previous plan approval (Elizabethtown College Preliminary Master Plan approval 10/19/00) for the construction of an auxiliary parking lot (rear Brown lot) complete with pedestrian walkways at grade elevation and the feasibility study for a sidewalk constructed on the north side of College Avenue from the Brown lot to the Leffler driveway. This recommendation for approval includes a condition that the proposed overflow lot in the general area of the baseball field / athletic field / residence halls, as indicated on the Elizabethtown College Preliminary Master Land Development Plan of 2007, be constructed.

July 2008 meeting:

- 1) It was motioned by Kinsey, seconded by Earhart, to recommend approval of the following requested modifications to the Elizabethtown College Preliminary Master Land Development Plan.
 - A. Section 403.C.3&4 – Requirement to show all existing features outside the boundary for a distance of 200 feet and features within the subject tract.
 - B. Section 607 – Requirement to construct curb and sidewalks along each side of each street for new land developments or subdivisions.
 - C. Section 304.2.D – Requirement to show existing features outside the subject tract for a distance of 500 feet.

Motion carried unanimously.

- 2) It was motioned by Earhart, seconded by Paynter, to recommend approval of the requested modification to Section 404.5.G for a required 1 foot of freeboard above the water surface elevation of the 100 year storm elevation for the height of the emergency spillway for Basin A and Basin B. Hanover Engineering recommended approval of the modification. Motion carried unanimously.
- 3) It was motioned by Earhart, seconded by Kinsey, to recommend approval of the requested modification to Section 403.E.2 requiring a plan revision module for land development accompany the preliminary plan submission. This waiver is upon the condition that the plan revision module be submitted with the final plan prior to final plan approval. Motion carried unanimously.
- 4) It was motioned by Kinsey, seconded by Earhart, to recommend approval of the requested waiver to the conditional of approval applied to the Elizabethtown College Preliminary Master Plan of October, 2000 and the Elizabethtown College Senior Housing Plan of December, 1999 requiring the construction of Cedar Street extension to Campus Road as a collector street in accordance with Section 611.04, 614, and 615 of the Subdivision and Land Development Ordinance and Borough ordinances as they apply concerning street construction specifications and curbing / sidewalk requirements. This recommendation is upon the condition that the emergency access drive as proposed on the Elizabethtown College Preliminary Master Land Development Plan of 2008 be constructed. Motion carried unanimously.
- 5) It was motioned by Kinsey, seconded by Paynter, to recommend approval of the Elizabethtown College Preliminary Master Land Development Plan of 2008 with the following conditions: 1) Elizabethtown College analyzes the Mount Joy Street and Cedar Street intersection for any future campus changes or if notable degradation in capacity is experienced at the intersection; 2) Compliance with Sections 304.A.7 and 402.1 requiring the storm water certificate (Appendix 25) be signed and sealed by a registered professional indicating compliance with the Stormwater Management Ordinance; and 3) Compliance with Section 407.7.C.3 requiring percolation and permeability field tests performed in the locations where infiltration is proposed and that upon receipt of the percolation test results the dewatering time calculations for the BMP be recalculated and submitted to the Borough; and 4) Compliance with Section 402.3 and Section 402.4 of the Stormwater Management Ordinance requiring approval of the DEP dam permit for preliminary plan approval. Motion carried unanimously.

ELIZABETHTOWN AREA WATER AUTHORITY FINAL LAND DEVELOPMENT PLAN

John Caldwell of EAWA and Ken Grubb of CET Engineering were present to represent the plan. The Hanover Engineering comments of September 20, 2008 were reviewed. A discussion followed regarding curb and sidewalk requirements. The applicant requested a waiver to the requirement for a sidewalk width of 4 feet to match narrower sidewalks on neighboring properties. This waiver request was withdrawn following discussion that new sidewalk construction is to be in accordance with the ordinance. The applicant requested a waiver to the requirement for a curb reveal of 8 inches to match the lower reveals of neighboring properties. A discussion followed and it was agreed that the curb is to be constructed in accordance to the ordinance with the exception of a section of 3 feet to allow for a gradual increase in reveal near the property lines.

Dellinger reviewed the modification requests submitted by the applicant for stormwater requirements in accordance to Section 404.1 regarding emergency spillway and Section 407.4.B regarding the draining of impervious areas. Hanover Engineering recommends approval of the modifications.

The applicant withdrew the modification request to the requirement of an improvement guarantee. The cost opinion will be reviewed by Hanover Engineering and Caldwell and Ryan will discuss improvement guarantee options for the applicant.

The following modifications were recommended for approval at the July Planning Commission meeting:

- 1) It was motioned by Kinsey, seconded by Paynter, to recommend approval of the following modifications for the Elizabethtown Area Water Authority Land Development Plan:
 - a) Section 303 – Submission of a Preliminary Plan – a modification of the requirement to submit a Preliminary Plan. The justification provided is that all the requirements of Section 303 have been met by the Final Plan Submission.
 - b) Section 403(A)(1) – Drafting Standards – Scale Required – a modification of the requirement to provide plans at a scale of 10 feet, 20 feet, 50 feet, or 100 feet per inch. The justifications given are (1) a scale of 150 feet per inch will allow the plot of the overall property to fit on one plan sheet, and (2) a scale of 30 feet per inch will allow the building site plan / improvements to all fit on one sheet.
 - c) Section 403(A)(3) – Drafting Standards – Survey Closure – a modification of the requirement to this subsection because an actual boundary survey was not conducted for the entire property. The justification given is that the boundary lines immediately adjacent to the project area were accurately located and are shown on the plan.
 - d) Section 404(C)(1) – Existing Topography – a modification of the requirement to perform a topographic survey of the entire property. The justification given is that the existing topography in the project area was accurately located and is shown on the plan.
 - e) Section 404(E)(2) – Survey Certification – a modification of the requirement for certification since no survey of the entire property was performed.

Motion carried unanimously.

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

- 1) It was motioned by Earhart, seconded by Paynter, to recommend approval of the following modification requests:
 - a) Section 607 – Construction Detail – Curb reveal of eight (8) inches
Curbs will be constructed in accordance to ordinance with the exception of a section of three (3) feet of curb to provide a gradual incline in curb reveal to connect with neighboring properties.
 - b) Section 404.1 – Emergency spillway not part of the primary outlet structure
The applicant is requesting a modification of the requirement that the emergency spillway shall not function as part of the primary outlet structures and shall only function in emergency situations for Detention Basin 3. The justification given is that the Detention Facility 3 will not provide any storage, and the applicant is proposing to utilize the emergency spillway in the 50 and 100 year storm events. Hanover Engineering recommended approval of the modification.
 - c) Section 407.4.B – All impervious areas installed on the site will drain towards the BMP facilities
The applicant is requesting a modification of the requirement to allow Detention Facility 3 to drain to Wetland A rather than a BMP facility. Detention Facility 3 collects runoff from the roof; the runoff from the roof does not contain the contaminants that are associated with runoff from other impervious areas. Hanover Engineering recommended approval of the modification.

Motion carried unanimously.

- 2) It was motioned by Earhart, seconded by Kinsey, to recommend approval of the Elizabethtown Area Water Authority Final Land Development Plan with the condition that the comments of the September 30, 2008 Hanover Engineering letter be satisfied prior to the signing and recording of the land development plan. Motion carried unanimously.

Other Business

There being no further business, the meeting adjourned at 7:30 p.m. on a motion by Kinsey and a second by Paynter.

Respectfully submitted,

Roni Ryan
Assistant Borough Manager