

ELIZABETHTOWN BOROUGH COUNCIL
REGULAR MEETING
August 15, 2019
Minutes

The regular meeting of Elizabethtown Borough Council was held on Thursday, August 15, 2019 at 7:00 p.m. at the Borough Office. Present were Council members Bill Troutman, Tom Shaud, J. Neil Ketchum, Jr., J. Marc Hershey, Phil Clark and Jeff McCloud. Also present were Borough Manager Roni Ryan, Assistant Borough Manager Ann Roda, Police Chief Ed Cunningham, Public Works Director Jeff Kinsey, Planning and Zoning Director Pam Roberts and Mayor Chuck Mummert.

President Hershey called the meeting to order at 7:00 p.m. and announced that Borough Council held an Executive Session at 6:30 p.m. to discuss a police personnel matter.

Public Comment

No public comment.

Approval of Meeting Minutes

After a motion by Clark, second by Ketchum, minutes of the following meetings were unanimously approved:

1. Regular Meeting – July 18, 2019

Reports

1. The Financial Report was unanimously approved after a motion by Ketchum and second by Troutman.
2. There were no questions on the Code Enforcement report.
3. The Fire Company responded to 56 calls during the month of July, 19 of which were in the Borough, with an average response time of 4 minutes 27 seconds.
4. Northwest EMS responded to 112 Borough calls during the month of July bringing the total year to date calls to 749.

Old Business

1. It was motioned by McCloud, seconded by Troutman, to approve a 120-day extension for review of the AutoZone Land Development Plan for a revised review expiration date of December 1, 2019. The motion carried unanimously.

President Hershey asked about the PennDOT scoping meeting that is to be schedule and if a response would be received by December. Planning and Zoning Director Roberts responded that she was not sure but would think a response should be received by December.

New Business

1. Jeff Shyk with K&W Engineers and Tony Seitz with High Associates presented an introduction to the Village Green Apartment Complex Preliminary/Final Land Development Plan (Plan). Shyk reviewed the land development plan and addressed how questions from the March 21, 2019 Conditional Use Hearing were incorporated into the plan and stated that almost all external approvals have been received and that the Planning Commission approved the plan on Tuesday, August 13, 2019. He also reviewed the fencing waiver that was requested and explained how the basin would be a combination of fence and vegetation.

Ketchum asked Shyk about the purpose of the fencing requirement of the ordinance. Shyk stated that he believed a fence is required for safety and that the Borough's requirement of a fence for a 5:1 slope is stricter than other municipalities that he has worked in. He stated that the combined screening and fencing option, that was discussed with the Planning Commission is sufficient because there is a 3:1 slope and the area can still be mowed. Seitz added that the modification for the combined fencing and landscaping was made after the Planning Commission first rejected the waiver request.

President Hershey asked about the curb on Radio Road and if it would be sloped or vertical? Shyk noted that it would sloped and that there would be sidewalk with vertical between where the cars park and the tennis courts. Hershey asked if the parking met the ordinance depth required for parking. Planning and Zoning Director Roberts noted that a 18 foot depth is required and Shyk added that the width would be met.

Shaud asked how Beechwood Lane would end. Shyk noted that it will be extended down but there would be no turnaround and it would be similar to existing condition.

McCloud noted his concern not fencing the area and wanting to see more than a visual barrier. President Hershey asked if the fence would be more cost effective then the large number of planned plantings. Seitz stated the cost is a wash and the plantings were proposed for esthetics but also to address the concerns raised with the Planning Commission. Seitz noted that if a fence was needed then it could be done instead of the plantings.

McCloud followed with a question on the 3:1 ratio and asked if the ordinance required a specific type of fence. Shyk showed a generalized example of the slope and provided more detail on the design of the infiltration basin stating that it is constructed very similar to a rain garden. The bottom is flat so the water can percolate as much as possible and it is not intended to be a retention pond and have standing water. Roberts added that the typical fence used is a split rail.

Clark mentioned there might be a safety issue of children going behind the trees and not being able to see them. McCloud noted that since there is concern with the trees and that the ordinance doesn't specify the type of fence and it was noted that a fence could be added that the waiver for 307.1.B not be a modification and that a fence is required.

It was motioned by Clark, seconded by Troutman, to approve the Village Green Apartment Complex Preliminary/Final Land Development Plan with the following modifications and condition:

Modifications –

- Chapter 17, Section 302.A.(2)(c) - Maximum Loading Ratio
- Chapter 17, Section 303 - Runoff Rate Calculations
- Chapter 17, Section 307.2.A.(2)(b) - Maximum Interior Slopes
- Chapter 17, Section 307.4.A.(9) - Pipes Entering Inlets Completely through One Side
- Chapter 17, Section 503.2.M(5) - Profile Drawing shall be Provided for Roof Drains
- Chapter 22, Section 403 – Preliminary Plan Processing

Condition of Approval –

- Response and compliance with the comments of Hanover Engineering dated August 9, 2019.

The motion carried unanimously.

McCloud asked what was the timeframe for construction. Seitz responded that construction would be 12-14 months and hope to begin in the fall.

2. Dave Madary with Derek & Edson provided an overview of the Elizabethtown College Athletics Major Stormwater Management Plan (Plan). Under the Plan the existing softball field would be moved to be closer to the athletic center, the tennis courts would be redone and new walkways would be added to campus and improved towards Cherry Street. The work would not change the impervious area greatly but a rain garden would be added for any net difference created from the project.

President Hershey asked about the modification to the existing stormwater control added for the Bowers Center. Madary responded that the stone bed covered in soil will have an overlap with the softball outfield. There would be no structures overtop just the batting cage and fence posts.

President Hershey asked if the RACP application had to be re-submitted to account for this Plan. Caroline Lavine with Elizabethtown College stated that it would not need to be re-submitted based on the RACP process.

Shaud asked if the tennis courts will remain open to public. Mark Zimmerman with Elizabethtown College responded that they have never been posted that they were not available to the public and did not think that would change.

Ketchum asked for clarification on the pathways to be added and renovated. Madary responded that the construction entrance will be removed and the pathway to Cherry Street will be improved and lighting will be added and an ADA access point is to be added from Campus towards the Bowers Center. Zimmerman noted that while it is not intended for normal traffic use the road will remain if needed for emergency vehicles.

It was motioned by Shaud, seconded by Troutman, to approve the Elizabethtown College Athletics Major Stormwater Management Plan with the following modification and condition:

Modification –

- Chapter 17, Section 605 - Improvements Overtop an Existing Stormwater Facility

Condition of Approval–

- Response and compliance with the comments of Hanover Engineering dated August 9, 2019.

The motion carried unanimously.

3. It was motioned by Clark, seconded by McCloud, to approve payment in the amount of \$739,247.87 to eciConstruction, LLC for work performed on the Elizabethtown Public Works Garage (Invoice No.30.18062.11). The motion carried unanimously.

President Hershey asked if this was the second to last invoice. Assistant Borough Manager Roda responded that it should be.

Bills Payable

It was motioned by McCloud, seconded by Troutman, to approve the list of monthly bills and budgeted transfers as presented:

General Fund	\$145,102.31
Sewer Fund	\$74,501.89
Capital Reserve Fund	\$16,486.03
Construction Fund	\$769,082.05
Train Station Fund	\$1,429.94
Subdivision Escrow Fund	\$5,406.47
Health Insurance Fund	\$68,610.78
Parks Fund	\$8,345.40

The motion carried unanimously.

Adjourn

President Hershey announced that following the meeting Borough Council would hold an Executive Session to discuss a legal matter and a real estate matter.

Following a motion by Shaud, seconded by Troutman, the meeting unanimously adjourned at 7:51 p.m.

Respectfully Submitted,

Roni Ryan
Borough Manager