

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

January 8, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, January 8, 2019, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Vice Chairman David Grey, Jenni Woodworth, Everal McDonald, Dr. Kyle Kopko, and Christine R. Seitz. Planning and Zoning Director, Pamela Craddock and Jennifer Prunoske of Hanover Engineering were also present.

**Public Comment:**

There was no comment from the public to be heard.

**Election of Officers:**

Moved by Grey, seconded by McDonald to elect Kopko Chairman of the Planning Commission for 2019. Motion passed 4-0 with Kopko abstaining.

Moved by Kopko, seconded by McDonald to elect Grey Vice Chairman of the Planning Commission for 2019. Motion passed Motion passed 4-0 with Grey abstaining.

**Meeting Minutes:**

The minutes of the Planning Commission meeting held on December 11, 2018 were unanimously approved on a motion offered by McDonald, seconded by Woodworth.

**AutoZone Land Development Plan:**

Jeffery Berneburg from McIlvried, DiDano, & Mox was present to introduce the Land Development Plan to the Planning Commission and answer any questions. Members of the Planning Commission asked a number of detailed questions about the buffer between the commercial property and nearby residential structures. Mr. Berneburg explained that a large retaining wall will be constructed to allow the property to be properly graded. On top of the wall, a 6 foot tall vinyl fence will be installed. Beyond the fence, arborvitae trees will be planted to help create a visual buffer for the residential properties. Mr. Berneburg noted that from their backyard, a property owner will mainly see the trees. The vinyl fence will also be a safety measure for the large retaining wall.

Vice Chairman Grey asked about the façade of the exterior of the building, noting that neighboring properties are all made of brick. Mr. Berneburg said this building would be consistent with other AutoZone buildings in appearance. The Planning Commission questioned the traffic in that area, specifically by Groff Avenue, and their concern about adding vehicles. Mr. Berneburg stated that they have had conversations with PennDOT about this project and while a scoping meeting is not required, it is still being discussed whether one should be held to insure all potential issues are addressed.

**Action:**

Moved by McDonald, seconded by Woodworth to accept the AutoZone Land Development Plan for review. Motion passed unanimously.

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**Elizabethtown Borough Zoning Ordinance Amendment:**

Craddock explained the proposed amendment to the Zoning Ordinance, which includes a reduction in the required lot area in the R-3 High-Density Residential Zoning District to 3,000 square feet per dwelling unit on lots with a total net lot area greater than or equal to ten (10) acres, a revision that will no longer require all apartment buildings to face a public street, and to add a definition for owner occupied.

The Planning Commission asked if this density is consistent with other municipalities in the area and Craddock explained that 3,000 square feet per dwelling unit is about average for many neighboring communities. A few have a lower density requirement while a few other municipalities allow higher density such as 2,000 square feet per dwelling unit.

**Action:**

Moved by Seitz, seconded by Woodworth to recommend Borough Council approve the amendment to the Zoning Ordinance of Elizabethtown Borough. Motion passed unanimously.

**Other Business:**

There was no other business to be discussed.

**Adjournment:**

The Planning Commission adjourned at 7:01 p.m. unanimously approved on a motion offered by McDonald, seconded by Grey.

Respectfully Submitted,

Pamela Craddock  
Planning and Zoning Director