

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

October 11, 2022

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, October 11, 2022, at 6:30 p.m. To best comply with COVID-19 safety regulations (but still conduct regular business) this Planning Commission meeting was held remotely using Zoom. The Commissioners present were Dr. Kyle Kopko, Everal McDonald, and Tyler Hoover. Jenni Woodworth and Christine R. Seitz were absent. Planning and Zoning Director Pamela Roberts was also present.

Public Comment:

There was no comment from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meeting held on July 12, 2022 were unanimously approved.

Sale of Property by Elizabethtown Area School District:

Roberts explained that the Borough received a letter from the Elizabethtown Area School District concerning the upcoming sale of 35 Elm Avenue, which is Mill Road Elementary School. The School District is interest in selling the property at Public Auction. According to the Municipal Planning Code, local and county planning commissions have an opportunity to give feedback and recommendations on the sale of the property.

The Planning Commission discussed the property and decided to not to give any recommendations on the sale of the school.

Action:

Moved by Kopko, seconded by McDonald to take no position on the sale of 35 Elm Avenue. Motion passed unanimously.

Subdivision and Land Development Ordinance & Zoning Ordinance Amendment:

Roberts explained a number of revisions that are proposed for the Subdivision and Land Development Ordinance as well as the Zoning Ordinance. Roberts highlighted a few specific changes but focused on the addition of the Mixed-Use Short-Term Lodging Accommodation definition and regulations. Roberts explained that this new section was requested by business owners in the Central Business District who have residential spaces above the business. As the ordinance stands now, an AirBNB or other short-term lodging accommodation would not be permitted.

The Planning Commission did not have any concerns with the new definition or regulations as a whole, but they did have a suggestion. In their opinion, they felt that the 150-day limit on the operation of the mixed-use short-term lodging accommodation would be limiting and too restrictive for the owners to fully utilize the property. With this regulation, the unit would be vacant for more than half the year. The Planning Commission asked that this information be passed along to Borough Council for consideration.

Regional Comprehensive Plan Update:

Roberts updated the Planning Commission on the status of the Regional Comprehensive Plan with Conoy Township, Mount Joy Township, and West Donegal Township. Representatives from all four municipalities have been meeting regularly with Lancaster County Planning Department staff to help develop a new regional comprehensive plan. Roberts provided the Planning Commission with two draft sections of the plan for review and comments. Roberts stated that the draft sections provided will be incorporated in the overall plan. Additional draft

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sections will be presented to the Planning Commission as they are completed and members of the Planning Commission will have the opportunity to comment on the entire plan.

Other Business:

There was no other business to be discussed.

Adjournment:

The Planning Commission unanimously approved the adjournment of the meeting at 7:07 p.m. after a motion by Kopko and a second by Hoover.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director