

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

October 13, 2020

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, October 13, 2020, at 6:30 p.m. To best comply with Governor Wolf's COVID-19 orders (but still conduct regular business) this Planning Commission meeting was held remotely using Zoom. The Commissioners present were Dr. Kyle Kopko, Everal McDonald, Christine R. Seitz, and Tyler Hoover. Jenni Woodworth was absent. Planning and Zoning Director, Pamela Roberts and Jennifer Prunoske with Hanover Engineering were 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 14, 2020 were unanimously approved.

**Elizabethtown Church of the Brethren Conditional Use Application:**

Brian Cooley, DC Gohn Associates, was present during the virtual meeting to give a description of the project. Elizabethtown Church of the Brethren (ECOB) is seeking to create a large addition to their existing building at 777 South Mount Joy Street. The Borough Zoning Ordinance requires that all additions in excess of 10,000 square feet go through the conditional use approval process.

ECOB is proposing a 19,143 square foot addition to the first floor of the building. The addition will consist of a multipurpose room, choir room, gathering area, and other spaces. There will also be renovations to the existing building, focusing on the childcare area in the basement. This addition will not increase the number of congregants or employees and there will be minimal changes to the exterior of the existing building.

ECOB is increasing the parking spaces available on the lot from 186 parking spaces to 232. In order to accommodate the parking spaces, land from Elizabethtown College will be purchased by ECOB. This land will be incorporated into the overall ECOB property. Earlier in 2020, ECOB received a number of variances in order to be compliant with the Elizabethtown Borough Zoning Ordinance.

Kopko asked if there was a general timeline of construction in relation to this project. Cooley stated that ECOB anticipates construction to begin in spring of 2021 and to last about 16 months.

**Action:**

Moved by Kopko, seconded by Hoover to recommend approval of the Elizabethtown Church of the Brethren Conditional Use Application to Borough Council. Motion passed unanimously.

**Elizabethtown Church of the Brethren Preliminary/Final Land Development Plan:**

Brian Cooley, DC Gohn, began his presentation by stating that all of the details discussed as part of the conditional use application were relevant to the preliminary/final land development plan. Cooley went on to detail parts of the land development plan that were not part of the conditional use hearing, such as stormwater management and waiver requests.

Stormwater will mainly be managed by two underground beds. Infiltration testing has already been conducted in area of the proposed beds and resulted in positive readings. Cooley listed the requested waivers and explained the need for each request. The requested waivers are listed below.

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- SALDO Section 303 – Preliminary Plan
- SALDO Section 403.a.1 – Plan Scale
- SALDO Section 607 – Curb and Sidewalk
- SALDO Section 611.4 – Street Trees
- Stormwater Section 301.20 – Roof Drains
- Stormwater Section 302.D – Infiltration Dewatering Time
- Stormwater Section 306.2 – Riparian Corridor Easement

Roberts stated that this plan has been sent to the Lancaster County Planning Commission and Hanover Engineering is currently reviewing the plan submission. Roberts stated that letters from the Borough Engineer and LCPC would be available for review at the next Planning Commission meeting.

**Action:**

Moved by Kopko, seconded by Seitz to accept the Elizabethtown Church of the Brethren Preliminary/Final Land Development Plan for review. Motion passed unanimously.

**Other Business:**

There was no other business to discuss.

**Adjournment:**

The Planning Commission adjourned at 6:47 p.m. unanimously approved on a motion offered by Kopko, seconded by Seitz.

Respectfully Submitted,

Pamela Roberts  
Planning and Zoning Director