

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

February 13, 2018

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, February 13, 2018, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Vice Chairman Ralph Spayd, David Grey, and Jenni Woodworth. Everal McDonald and Dr. Kyle Kopko were absent. Planning and Zoning Director, Pamela Craddock, Jennifer Prunoske of Hanover Engineering, and Brad Stewart of the Lancaster County Planning Commission were also present.

Public Comment:

There was no comment from the public to be heard.

Election of Officers:

Moved by Grey, seconded by Woodworth to elect Spayd Chairman of the Planning Commission for 2018. Motion passed unanimously.

Moved by Spayd, seconded by Woodworth to elect Grey Vice Chairman of the Planning Commission for 2018. Motion passed unanimously.

Meeting Minutes:

The minutes of the Planning Commission meeting held on December 12, 2017 were unanimously approved on a motion offered by Grey, seconded by Woodworth.

Peach Alley Commons Preliminary/Final Land Development Plan:

Craddock stated that Peach Alley Commons would not be attending the meeting. There were a few items that needed to be addressed and hopefully they will be present at the Planning Commission meeting in March.

Elizabethtown College Final Land Development Plan:

David Madary was present from Derck and Edson to briefly introduce the Final Land Development Plan to the Planning Commission. Chairman Spayd asked about a comment in Hanover Engineer's February 12th review letter that referenced Borough Council's conditions on the Preliminary Land Development Plan. David Madary explained that as a condition of approval of the Preliminary Land Development Plan, Borough Council asked that an overlay plan be provided showing pedestrian and bicycle access to and from the campus. A waiver is being requested of the requirement of curb and sidewalk along both sides of the street. The waiver only applies to internal streets on the college campus. The overlay will help insure that pedestrian and bicycle connectivity continues, even with the waiver being granted.

The Planning Commission had a few other general questions that were answered by Mr. Madary. Brad Stewart, from LCPC, asked if there would be bicycle racks available outside of the Fitness Center. Bob Wallett, Elizabethtown College, stated that the college operates a bike share program where students may borrow a bicycle from multiple locations throughout the campus and the Fitness Center will be a new location in the program.

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Elizabethtown College is requesting the following waivers-

- a) Section 403.C.3 & 4 and Section 304.2.D – Survey of Significant Features
- b) Section 607 – Curb and sidewalk shall be provided along both sides of each street
- c) Section 403.A(1) & 404.A – Plan Scale

Action:

Moved by Grey, seconded by Woodworth to approve the waivers requested. Motion passed unanimously. Moved by Grey, seconded by Woodworth to recommend conditional approval of the Elizabethtown College Final Land Development Plan, subject to the applicant addressing the comments from Hanover Engineer's February 12th review letter. Motion passed unanimously.

Masonic Village – Conditional Use Application:

Craig Smith, RGS Associates, and Patrick Sampsell, Masonic Village, were present to introduce the Conditional Use application to the Planning Commission. Masonic Village is seeking to construct new residential units on their property at the northwest corner of the intersection of Masonic Drive and Bainbridge Road. This property is in the Mixed Use Zoning District. Masonic Village is proposing to construct four apartment buildings, each containing 12 dwelling units. In addition to the residential aspect of this project, an existing building will be renovated to house office space and a restaurant.

The Planning Commission was informed that the Zoning Hearing Board approved the applicant's variance request for 12 dwelling units in an apartment building. The Planning Commission asked general questions of the application before rendering a recommendation on the application.

Action:

Moved by Spayd, seconded by Woodworth to recommend Borough Council approve the applicant's conditional use application to construct new residential units within the Mixed Use Zoning District. Motion passed unanimously.

Other Business:

Brad Stewart, LCPC, introduced Alex Rohrbaugh who is also from the Lancaster County Planning Commission. Alex and others at the LCPC are currently working on a residential density study of Lancaster City. The county comprehensive plan, Places 2040, has a focus on increasing density to help address population growth needs in the future. The Lancaster City residential density study was a direct result of the anticipated results of comprehensive plan and the desire to know where the city currently stands with density and what type of actions may need to be taken to address any issues.

Brad and Alex stated that the Lancaster City study is almost complete, but the LCPC would be interested in the possibility of using Elizabethtown Borough as the focus of the next residential density study. The Planning Commission asked general questions about the study and are interested in participating.

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Action:

Moved by Spayd, seconded by Woodworth to recommend to Borough Council that Elizabethtown Borough participates in a residential density study done by the Lancaster County Planning Commission. Motion passed unanimously

Adjournment:

The Planning Commission adjourned at 7:25 p.m. unanimously approved on a motion offered by Grey, seconded by Woodworth.

Respectfully Submitted,

Pamela Craddock
Planning and Zoning Director