

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

April 11, 2017

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, April 11, 2017, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, Vice Chairman Ralph Spayd, Dr. Kyle Kopko, and David Grey. Everald McDonald was not in attendance. Also present were Community Development Director Rodney Horton and Robert Lynn of Hanover Engineering.

**Public Comment:**

There was no comment from the public to be heard.

**Meeting Minutes:**

The minutes of the Planning Commission meeting held on December 13, 2016 were unanimously approved on a motion offered by Spayd, seconded by Grey.

**Election of Officers:**

Moved by Kopko, seconded Spayd to elect Kinsey Chairman of the Planning Commission for 2017. Motion passed unanimously.  
Moved by Kopko, seconded by Grey to elected Spayd Vice Chairman of the Planning Commission for 2017. Motion passed unanimously.

**Elizabethtown College - Master Plan Update:**

Horton initiated the discussion concerning the College's proposed revision to the Master Plan. Horton referred to his letter dated March 29, 2017, and Hanover Engineering's review letter dated April 11, 2017. Horton introduced Dave Madary of Derck and Edson. Madary provided verbal responses concerning review comments from Hanover Engineering and Borough staff. He stated the cross hatch area on the sketch plan identified the properties the College is interested in acquiring which is located on the north side of College Avenue, from Kiwanis Boulevard to Mount Joy Street, and the west side of South Mount Joy Street, from College Avenue to the north side of Cedar Street. The Planning Commission inquired about the addition of a pedestrian pathway along Campus Road, Madary expressed his position that topographic challenges would prove expensive and challenging. The Planning Commission expressed a desire to see a pedestrian pathway along Campus Road to improve safety conditions for all roadway users. Discussion ensued and Madary answered questions from the Planning Commission. No action was taken as the College will submit a full plan

providing site features, plan details, a legend, and a plan sheet north arrow.

**448 South Market Street - Conditional Use Application:**

Attorney Jim Thomas of Blakinger-Thomas Law Firm presented on behalf of Mr. Jon Sheppard, conditional use applicant. Mr. Sheppard is seeking to use the property located at 448 S. Market Street as an apartment house. The property was last used as a single-family home and also has one sewer EDU on the property. Attorney Thomas provided the Planning Commission with a sketch showing parking to be located on the site in the rear of the property. Attorney Thomas provided a packet to the Planning Commission identifying unit #1 as having 4 bedrooms and 2 bathrooms, unit #2 with 4 bedrooms and 2 bathrooms, and units #3 & #4 each having 5 bedrooms and five bathrooms. Mr. Sheppard told the Planning Commission residents of 504 and 448 S. Market Street will enter their residence through a fenced in court yard.

The Planning Commission was informed by Attorney Thomas that the Zoning Hearing Board approved the applicant's dimensional variance for lot area per dwelling unit and lot width at the street. The Planning Commission asked general questions of the application before rendering a recommendation on the application.

**Action:**

Moved by Grey, seconded by Kopko to recommend Borough Council approve the applicant's conditional use application to operate an apartment house in accordance with Chapter 27, Part 15, Section 1504. Motion passed unanimously.

**Other Business:**

Horton provided an update to Lancaster County Planning Commission's comprehensive plan "Places 2040".

Spayd and Grey will serve on the Planning Commission's Pedestrian & Bicycle Subcommittee.

**Adjournment:**

The Planning Commission adjourned at 7:30 p.m. on a motion offered by Kopko and seconded by Grey.

Respectfully Submitted:



Rodney L. Horton, MPA  
Community Development Director