

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

June 12, 2018

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, June 12, 2018, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Everal McDonald, Dr. Kyle Kopko, and Jenni Woodworth. Chairman Ralph Spayd and Vice Chairman David Grey were absent. 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.

Meeting Minutes:

The minutes of the Planning Commission meeting held on May 8, 2018 were unanimously approved on a motion offered by Kopko, seconded by Woodworth.

Masonic Village Sycamore Square Preliminary/Final Land Development Plan:

Craig Smith, RGS Associates, and Patrick Sampsell, Masonic Village, were present to introduce and discuss four additional waivers that have been requested in relation to the Sycamore Square Preliminary/Final Land Development Plan. Craig Smith stated that after receiving the May 8, 2018 review letter from Hanover Engineering, a few additional waivers and modifications were needed to address the comments in the letter.

The new requested waivers are listed below.

- a) Chapter 22, Section 403.B(8) & 605.5 – Survey Monuments and Markers
- b) Chapter 17, Section 302.A.2.C & 304.C.2.A(2) – Loading Ratios
- c) Chapter 17, Section 307.4.B.(2)(D) – Minimum Pipe Diameter
- d) Chapter 17, Section 307.4.A.(4) – Pipe Junctions

Craig Smith explained the waivers and answered all of the Planning Commission's questions.

Action:

Moved by Kopko, seconded by Woodworth to approve the waivers requested. Motion passed unanimously.
Moved by Kopko, seconded by Woodworth to reaffirm the recommendation of conditional approval for the Masonic Village Sycamore Square Preliminary/Final Land Development Plan. Motion passed unanimously.

Masonic Village – Conditional Use Application:

Craig Smith, RGS Associates, and Patrick Sampsell, Masonic Village were also present to discuss an amendment to the conditional use approval granted on March 15, 2018. Masonic Village had requested and received conditional use approval to allow new residential buildings to be constructed in the Mixed Use Zoning District as part of the Sycamore Square Land Development Plan.

One of the conditions of approval for the conditional use required Masonic Village to pay tapping fees for 48 EDUs, one EDU for every residential unit constructed. The new residential units will be part of a retirement

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community with a limited number of occupants. Masonic Village is requesting an EDU be calculated by 120 gallons per day (gpd) instead of 239 gpd, which is specified in the Elizabethtown Borough Ordinance. Masonic Village monitors the meter readings for the existing apartments at the site and trusts that the usage is significantly less than 239 gpd. Craig Smith stated that conditional use amendment will be before Borough Council on July 19, 2018.

Action:

Moved by Kopko, seconded by Woodworth to recommend Borough Council approve the applicant's request for an amendment of the conditional use decision. Motion passed unanimously.

Other Business:

There was no other business presented to the Planning Commission.

Adjournment:

The Planning Commission adjourned at 6:51 p.m. unanimously approved on a motion offered by Woodworth, seconded by Kopko.

Respectfully Submitted,



Pamela Craddock
Planning and Zoning Director