

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

July 12, 2016

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, July 12, 2016 at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, David Grey and Dr. Kyle Kopko. Vice Chairman Ralph Spayd and Everalld McDonald was not present. Also present were Planning & Zoning Director Rodney Horton, Robert Lynn of Hanover Engineering and Brad Stewart of Lancaster County Planning Commission.

**Public Comment:**

There was no comment from the public to be heard.

**Meeting Minutes:**

The minutes of the Planning Commission meeting held on June 14, 2016 were unanimously approved on a motion offered by Kopko, seconded by Grey (3 yeas - 0 nays).

**Final Land Development Plan: Elizabethtown College - Young Center Expansion Project:**

Horton informed the Planning Commission that the applicant requested to delay consideration of the plan in order to address review comments from Hanover Engineering.

**Action(s):**

Moved by Kopko, seconded by Grey to table the final land development plan for Elizabethtown College's Young Center expansion project until the August meeting. Motion passed unanimously (3 yeas - 0 nays).

**Conoy Crossing Time Extension Request:**

Horton informed the Planning Commission that the developer requested an additional time extension for installing Masonic Drive - extended to Maytown Avenue and public utilities such as the EAWA water loop. The Planning Commission was reminded that the current time extension granted by Borough Council will expire on October 31, 2016. The developer is requesting to extend the deadline to October 31, 2017. The presentation was turned over to Todd Smeigh of D.C. Gohn and Associates. Smeigh informed the Planning Commission that the developer will soon submit for approvals to begin phase 3 of the Conoy Crossing development project, which encompasses both the road extension and EAWA water loop projects. Smeigh stated that West Donegal Township has approved engineering review to be completed by Hanover Engineering and that all engineering concerns of the Township will be transmitted directly to Hanover Engineering. Smeigh also stated that the developer is trying to meet PENNDOT's deadline for approval of the Masonic Drive/Maytown Avenue intersection before PENNDOT commences their

scheduled paving project along Maytown Avenue. The Planning Commission asked questions of the developer before entering into general discussion.

**Action(s) :**

Moved by Kopko, second by Grey to recommend approval of the developer's request for a time extension to install the road infrastructure and public utilities for a time certain to be determined as October 31, 2017, subject to the applicant reviewing and updating all cost estimates and improvement guarantees. Motion passed unanimously (3 yeas-0 nays).

**28 E. Hummelstown Street - Certification of Blight:**

Horton informed the Planning Commission that the Lancaster County Redevelopment Authority has requested a certification of blight for 28 E. Hummelstown Street. The property has been vacant as the property owners have relocated to another state to live. Horton provided pictures for the Planning Commission to review. The Planning Commission was reminded that the certification of blight is one of the many stages that the Authority will take in acquiring the property.

**Action(s) :**

Moved by Grey, seconded by Kopko to accept the blight certification request for review (3 yeas-0 nays).

**County Update:**

Stewart informed the Planning Commission that a survey will be provided to all county residents requesting input for the 2040 places comprehensive plan update.

**Adjournment:**

With no other business to consider, the Planning Commission adjourned at 7:14 p.m. on a motion offered by Grey, seconded by Kopko (3 yeas-0 nays).

Respectfully Submitted,



Rodney L. Horton, MPA  
Planning & Zoning Director