

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

September 13, 2016

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, September 13, 2016, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, Everaldo McDonald, David Grey and Dr. Kyle Kopko. Vice Chairman Ralph Spayd was not present. Also present were Planning & Zoning 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 July 12, 2016 were unanimously approved on a motion offered by McDonald, seconded by Grey.

**Conditional Use Application - 3 S. Market Street:**

Horton introduced the conditional use application and process to the Planning Commission then turned the presentation over to the applicant, Mark Jordan of the Mardan Group. Jordan told the Planning Commission that the proposed ground-floor dwelling unit is located in the rear of the property, facing South Cherry Alley. The applicant stated that he can meet the performance standards within Chapter 27, Part 15, § 1510 because he has two-off street parking spaces for the unit. Jordan informed the Planning Commission the unit has been vacant for a substantial period of time and that he has not been able to attract a viable tenant. Furthermore, he stated that the unit will not be created through a building renovation. Discussion ensued and the Planning Commission asked questions of the applicant.

**Action:**

Moved by Grey, seconded Kopko to recommend approval of the applicant's conditional use request to have a ground-floor dwelling unit within the Central Business District, subject to the applicant meeting the performance standards of Section 1510. Motion passed unanimously.

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

Horton provided the Planning Commission with an update of the final land development plan. Horton informed the Planning Commission that the plan was sent to Borough Council, for initiation presentation at the September work session, without a recommendation because the August meeting was cancelled for lack of a quorum. Lynn stated the applicant has addressed a substantial portion of the comments from the August 4, 2016 review letter. Minor discussion ensued before the Planning Commission took the following action. Kopko abstained from discussion.

Action:

Moved by McDonald, seconded by Grey to recommend approval of the Elizabethtown College - Young Center Final Land Development Plan, subject to the applicant addressing outstanding review comments from Hanover Engineering. Motion passed with Kopko abstaining.

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

The Planning Commission reviewed the blight certification resolution and entered into discussion concerning the process. Discussion ensued before the Planning Commission took the following action.

Action:

Moved by McDonald, seconded by Grey to approve the following Resolution:

**RESOLUTION NO. 2016 – 02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE BOROUGH OF ELIZABETHTOWN, LANCASTER COUNTY, PENNSYLVANIA CERTIFYING THAT THE PROPERTY LOCATED AT 28 E. HUMMELSTOWN STREET IS BLIGHTED**

Motion passed with Kopko leaving before the vote.

**Bike Advisory Task Force:**

Horton provided a brief update on the Borough's Bike Friendly initiatives.

**County Update:**

No update was provided from the County.

**Other Business:**

No other business was discussed or considered.

**Adjournment:**

With no other business to consider, the Planning Commission adjourned at 7:01 p.m. on a motion offered by Kinsey, seconded by McDonald.

Respectfully Submitted:



Rodney L. Horton, MPA  
Planning & Zoning Director