

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

March 10, 2015

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, March 10, 2015, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, Vice Chairman Ralph Spayd, Everal McDonald, David Grey and Dr. Kyle Kopko. 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 January 13, 2015 were unanimously approved on a motion offered by Kopko, seconded by McDonald.

**Conoy Crossing Phase 2-B**

**Final Subdivision and Lot Add-On Plan:**

Horton introduced Conoy Crossing Phase 2-B Subdivision and Lot Add-On Plan to the Planning Commission. The Planning Commission was reminded that Phase 2 has been divided into two separate phases (2-A & 2-B). Todd Smeigh of DC Gohn & Associates provided an overview of the entire project and provided specific information regarding Phase 2-B. Smeigh reported that Phase 1 has been completed and Phase 2-A is currently under construction. The proposed improvements consist of seventeen residential units being erected that will include fifteen townhouse units and two duplex units. The plan proposes the extension of Arrowhead Drive and the construction of Maize Circle. The existing basin installed in Phase 2-A will detain stormwater from proposed buildings in Phase 2-B. Utilities will be extended to Arrowhead Drive. Discussion ensued with the Planning Commission asking Smeigh questions.

**Action:**

Moved by Grey, seconded by Kopko to accept Conoy Crossing Phase 2-B Final Subdivision and Lot Add-On Plan for review. Motion passed unanimously.

**Sycamore Square - Sketch Plan Presentation:**

Horton introduced Jack Kay of Susquehanna Real Estate, LP. Kay informed the Planning Commission of Masonic Village's desire to move forward with the next phase of construction of the approved Final Land Development Plan. The applicant is proposing redeveloping building 1 into a fine dining restaurant and constructing building F that will contain a wood shop and commercial space. Kay mentioned the restaurant would open as early as this year. The developer will also complete

site work, such as utilities and parking spaces, to support future development of the area in accordance with all agreements and the approved and recorded final plan. The developer will reapply for a NPDES permit and address review comments from Hanover Engineering.

Craig Smith of RGS Associates discussed the project in detail and answered questions from the Planning Commission. Smith informed the Planning Commission of the applicant's request to use temporary parking situated on the east side of Masonic Drive for the restaurant while the site improvements are being installed.

**Action:**

Moved by Spayd, seconded by Kopko to recommend approval of temporary parking arrangements for the restaurant situated on the east side of Masonic Drive. Motion passed unanimously.

**Blight Determination - 616 South Market Street:**

Horton provided background information about 616 South Market Street and provided an overview of the Vacant Property Reinvestment Board condemnation process. The Planning Commission asked questions and engaged in discussion with no action being taken.

**County Update:**

Stewart informed the Planning Commission that GIS sidewalk layers were provided to municipalities and encouraged Commissioners to review the layer and provide any feedback. He also informed the Planning Commission about trainings provided by the Lancaster County Planning Commission. The Planning Commission was informed about the Smart Growth Transportation Funding Forum on April 9, 2015 (8:00 a.m.) at the Lancaster County Government Center. Stewart informed the Planning Commission that Mount Joy Township has incorporated the Zoning Lexicon into amendments to the township zoning ordinance. Horton informed the Planning Commission that the Zoning Lexicon will be incorporated into the next zoning ordinance amendment.

**Other Business:**

No other business was considered.

**Adjournment:**

The Planning Commission adjourned at 7:39 p.m. on a motion offered by Spayd and seconded by McDonald.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "Rodney L. Horton, MPA".

Rodney L. Horton, MPA  
Planning & Zoning Director