

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

March 8, 2016

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, March 8, 2016 at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, Vice Chairman Ralph Spayd, David Grey and Dr. Kyle Kopko. Commissioner Everal McDonald was not present. Also present was Planning & Zoning Director Rodney L. 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 12, 2016 were unanimously approved on a motion offered by Kopko, seconded by Grey.

Final Land Development Plan - 810 South Market Street (Public Works garage):

Kinsey advised the Planning Commission that due to his professional role with the Borough, he will not take part in the deliberation of the final land development plan. Horton provided an introduction of the project to the Commission members. The Planning Commission was provided an update on the current condition of the public works garage at 101 E. Plum Street. Horton detailed the condition of the limited space for the storage of expensive equipment, crumbling and cracked cement walls and the small lot location that abutted a residential area.

Commissioners were provided information about the proposed new garage to be located at 810 South Market Street. The Borough proposes to erect a ten (10) bay garage that will be roughly 13,200 square feet on a 138,000 square feet lot located in the General Commercial District. The plan provided shows a maximum build out, but Horton informed the Planning Commission that any changes will likely reduce the size of the build out. The proposed new garage will have facilities for the employee conferences, seminars and trainings, separate from the employee lunch room. Horton stated that the Borough acquired an access easement to use the driveway that connects from South Market Street to the property. The Plan also includes bins that will store staging equipment such as pipes, sand, stone and salt.

Horton turned the presentation over to Ted Vedock of Hammel Associates Architects and Randy Dautrich of Dautrich Engineering. Vedock and Dautrich provided technical and stormwater related information about the project to the Planning Commission. The Planning Commission asked questions and general discussion ensued. The Planning Commission

expressed concern about the amount of engineering review comments that were not addressed by the applicant and wanted to provide the applicant an additional month to address the comments before advancing the plan to Borough Council with a recommendation.

Action(s) :

Moved by Spayd, seconded by Grey to table the final land development plan for 810 South Market Street until April. Motion passed unanimously, with Kinsey abstaining.

County Update:

Stewart reminded the Planning Commission about upcoming regional meetings to occur in April. The meetings focus on the proposed new county comprehensive plan update.

Adjournment:

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

Respectfully Submitted:

A handwritten signature in dark ink, appearing to read "Rodney L. Horton, MPA". The signature is stylized with a large initial "R" and "H".

Rodney L. Horton, MPA
Planning & Zoning Director