

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

June 14, 2016

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, June 14, 2016 at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, Everalld McDonald, David Grey and Dr. Kyle Kopko. Vice Chairman Ralph Spayd was not present. Also present were Planning & Zoning Director Rodney Horton, Robert Lynn of Hanover Engineering and Brad Stewart of the 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 May 10, 2016 were unanimously approved on a motion offered by McDonald, seconded by Kopko.

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

Horton introduced the final land development plan for Elizabethtown College's Young Center expansion project and turned the presentation over to David Madary of Derck & Edson. Madary presented an overview of the project to the Planning Commission which includes relocating the existing driveway to improve ingress and egress sight distance. The project includes the addition of 3,500 square feet of office space to accommodate the existing personnel housed within the Young Center. Horton informed the Planning Commission that the plan has been provided to the Public Works Director, Hanover Engineering and Lancaster County Planning for review. The Planning Commission engaged in discussion before accepting the plan for formal review. Commissioner Kopko abstained from participating in review and discussion of the plan due to his employment with Elizabethtown College.

**Action:**

Moved by Grey, seconded by McDonald to accept the Young Center expansion final land development plan for review. Motion passed unanimously with Kopko abstaining.

**Special Exception/Variance Request - 448 S. Market Street:**

Horton introduced the zoning variance and special exception application and process to the Planning Commission then turned the presentation over to Attorney James Thomas. Thomas provided the Planning Commission with detailed information about each component to the variance and special exception application. The property owner is proposing to demolish impervious surface area in the rear of the lot and an existing shed. The owner is seeking to erect an addition to the rear of the structure. The use of the structure, with the proposed

addition, will be an eight (8) unit conversion apartment building. Thomas showed the Planning Commission where existing twenty (20) spaces of parking will be located in the Open Space District across the alley from the rear of the structure. Due to the parking being located in another zoning district, the applicant will be seeking a variance from Chapter 27, Part 16, Section 1607.3.B. Extensions or enlargements of a legal nonconforming building or use must be approved by a special exception from the Zoning Hearing Board.

The applicant must meet the performance standards prescribed within Part 19. The applicant, through legal counsel, informed the Planning Commission of their intent to seek both the special exception to enlarge the building and a variance from the performance standards limiting enlargements to 33 1/3<sup>rd</sup> percent from Chapter 27, Part 19, Section 1903.D and Section 1903.2.A, respectively. Thomas mentioned that due to the narrow width of the lot, the applicant is also seeking a variance from the dimensional requirements within Chapter 27, Part 8, Section 807. The Planning Commission asked questions of Thomas and developer Jon Sheppard before making a formal recommendation to the Zoning Hearing Board.

**Action:**

Moved by Kopko, seconded by Grey to recommend the Zoning Hearing Board approve the applicant's special exception and accompanying variance application requests. Motion passed unanimously.

**Other Business:**

The Planning Commission heard reports from the Lancaster County Planning Commission and the Planning & Zoning Director.

**Adjournment:**

With no other business to consider, the Planning Commission adjourned at 7:16 p.m. on a motion offered by Kinsey, seconded by Kopko.

Respectfully Submitted,



Rodney L. Horton, MPA  
Planning & Zoning Director