

ELIZABETHTOWN BOROUGH COUNCIL
PUBLIC MEETING
August 4, 2022
Minutes

A public meeting of Elizabethtown Borough Council was held on Thursday, August 4, 2022. Present were Councilmembers Jay Hynicker, Tom Shaud, J. Marc Hershey, Phil Clark and Jeff McCloud. Councilmember Lanty Moss was absent. Also present were Borough Manager Rebecca S. Denlinger, Assistant Borough Manager Ann Roda, Public Works Director Jeff Kinsey, Planning and Zoning Director Pamela Roberts, and Elizabethtown Police Chief Ed Cunningham.

President Hershey called the meeting to order at 7:00 PM.

Public Comment

There was no public comment.

Presentation

1. Andy Miller, Catalyst Commercial Development, and Chris Venarchick, RGS Associates, were present at the meeting to provide an overview of the proposed 1376 Campus Road Land Development Plan. The project is for 209 single family units and 280 apartments to be built in Mount Joy Township. It was explained that the plan is before Borough Council for a small street connection to Groff Avenue. The developer and Consulting Engineer discussed deferral of the stormwater management plan and allowing for stormwater management to be considered entirely by Mount Joy Township where all the residential development will occur. The developer's goal is to break ground on Phase 1 in Spring 2023, with the entire project to be constructed in three phases.

Borough Council members asked about increased traffic and the potential for the signalization of the intersection at Groff Avenue. The developer responded that PennDOT indicated that the location does not meet warrants for a traffic signal and so it is not being recommended as part of the land development. Borough Council members also shared a concern about the intersection of Shaffer Road and Campus Road.

The land development plan will be on the August 18 Borough Council meeting for consideration.

2. Richard Roseberry, Colliers Engineering, was present to provide an introduction on the proposed Market Street Square Land Development Plan which calls for the redevelopment of the KMART Shopping Center. The plan is to subdivide the property into four parcels and create options to both sell and/or lease commercial space. With the redevelopment the subdivision will occur primarily in the borough and Land Development will occur in Mount Joy Township. The timeline for the subdivision is to proceed quickly, as there is interest in the Kmart building. The remaining land development may take longer depending on sale/leasing activity. Borough Council members asked about street trees and deferral

agreement on sidewalks and stated an updated plan and revised review letter is necessary before Borough Council would consider action.

Approval of Meeting Minutes

After a motion by Vice President Clark, second by Councilperson Hynicker, Borough Council voted unanimously to approve the July 21, 2022 Public Meeting minutes.

Old Business

1. Borough staff presented several options for playground equipment to replace the Borough's FunFort play area. The options were provided by General Recreation and Play Park Structures. Options varied in price, play equipment age grouping, and size. Following a discussion, Borough Council directed staff to continue to pursue the options submitted by General Recreation. Borough Council members also discussed completing a community survey to get input on playground elements and generate interest in the project and the possibility of having new playground equipment in place for Summer 2023.
2. Assistant Borough Manager Roda stated that two consultants have reached out to the Borough regarding the purchase of nutrient credits. Roda provided a general overview of the PADEP Nutrient Credit Trading program and provided an estimate of potential credits that could be sold. Following a discussion on the program Borough Council approved staff pursuing the sale of Nutrient Credits through the PADEP Nutrient Credit Trading program.
3. Assistant Borough Manager Roda stated that following the July 7, 2022 Public Meeting staff contacted Waste Industries to extend the contract for 1 additional year. Representatives from Waste Industries indicated that they would seek an additional year extension but the rate would have to be higher than what is generated from the contract and there would need to be a change in the collection of yard waste. In addition to the higher rate, they requested that only kraft bags be used for yard waste collection rather than kraft bags and containers. The borough's solicitor provided guidance that there should be no separate negotiations outside of the contract. It was motioned by Councilmember Shaud to bid for a new three-year contract for the Trash and Recycling Program based on the current program requirements for container size, container quantities and collection schedules. Vice President Clark seconded the motion. Borough Council unanimously voted for staff to bid a new three-year contract for the Trash and Recycling Program.
4. Borough staff and Consulting Engineers, with Lancaster Civil and Traffic Planning and Design, Inc., provided an update on the temporary Market Street and High Street Traffic Signal Repair. The interim repair work will install wooden poles in the flower beds on the western corner of the intersection, restring wiring and correct pedestrian crossing signals. The final work will include the metal poles, mast arms and wiring to fully restore the intersection.

It was motioned by Vice President Clark to award the contract for temporary work to C.M. High for the amount of \$16,000.00. Councilperson Hynicker seconded the motion. Borough Council unanimously voted to award the contract for temporary work to be completed by C.M.

High. For the final repair work, President Hershey asked for consideration during design and permitting to include a left turn arrow heading west and east on High Street at the intersection.

5. Planning and Zoning Director Roberts discussed revisions to several ordinances.
 - Stormwater Management Ordinance Amendment: Roberts stated that after discussion with the Borough Engineer, the language concerning firefighting activities in the Borough must remain in the Stormwater Management Ordinance Amendment in order for the Borough to be in compliance with the 2022 model ordinance. She added that the amendment will be advertised and be before Borough Council for consideration at the August 18, 2022 meeting.
 - Streets and Sidewalk Ordinance Amendment: After discussion with the Borough Engineer, language regarding sidewalks across driveways has been revised. Roberts added that a member of Borough Council has brought up the possibility of Elizabethtown Borough paying for the replacement of ADA ramps when a street is being repaved. Councilmembers discussed several options for replacement of ADA ramps, when coverage would be paid for and what to do with residents currently in process of replacing and/or repairing ramps. Revisions will be made to the draft amendment that ADA ramps would be repaired/replaced by Elizabethtown Borough where pedestrians are crossing a dedicated street. Councilmembers also directed staff to follow-up with residents to discuss this potential modification.
 - Zoning Ordinance Amendment: The amendment includes suggestions from the Borough Engineer, for modifications to fences in front yards, and short-term lodging accommodations in mixed-use buildings. Councilmembers discussed taking the word “wooden” out from the amendment as it relates to fencing in front yards. For short-term lodging it was discussed that yearly inspections will be required.
 - Parking Ordinance Amendment: The current draft includes the recommendation from a councilmember to include parking setbacks on South Rose Alley and South Poplar Street.
6. Borough Council received updates on the Regional Emergency Services Administrative Authority initiative. As part of the updates Councilmembers were reminded of the 7:00 PM August 31st Public Hearing being held at Chiques Church located at 4045 Sunnyside Road, Manheim, PA. All elected officials are expected to attend.

Through a motion by Vice-President Clark and Councilmember McCloud, Borough Council unanimously approved the joint (regional) advertisement for a public meeting of elected officials to be held on September 7, 2022.

Through a motion by Vice-President Clark and Councilmember Hynicker, Borough Council unanimously voted to appoint Marc Hershey to the EMS Authority Board representing Elizabethtown Borough, contingent upon Elizabethtown Borough taking future action to join the Authority as an incorporating member.

Through a motion by Councilmember McCloud and Councilmember Shaud, Borough Council unanimously approved being the applicant for the future Authority's .GOV domain and that the ownership of the domain will transfer to the Authority once the entity has been officially formed and recognized by the PA Department of State. With the motion it was noted the appointment is contingent upon Elizabethtown Borough taking future action to join the Authority as an incorporating member.

7. Borough Manager Denlinger briefly discussed the start of the Fiscal Year 2023 Budget Activities and reviewed the budget calendar. Borough Council expressed the hope for the budget to be adopted by early December.

New Business

There was no new business.

Mayors Remarks

Mayor Mummert shared that that he will be the officiant for his granddaughter's upcoming marriage.

Council Remarks

- Councilperson McCloud shared excitement about the FunFort and encouraged that the design and construction process are done in the best manner possible.
- Councilperson Hynicker expressed his hope that the FunFort will be a great project for the community.
- Councilperson Shaud shared that he is pleased that the Borough is taking steps to help property owners out with ADA ramps.
- Vice President Clark thanked President Hershey for the extraordinary time and effort given to the Regional EMS initiative.
- President Hershey thanked staff for the work to develop options for the FunFort. He also expressed concern about the impact of forthcoming regional land development projects on the regional road network.

Adjourn

The meeting was adjourned by President Hershey, without objection, at 9:26 PM.

Respectfully Submitted,

Rebecca S. Denlinger
Borough Manager