

ELIZABETHTOWN BOROUGH COUNCIL
CONDITIONAL USE HEARING
September 15, 2016
Minutes

A conditional use hearing was held before Elizabethtown Borough Council on Thursday, September 15, 2016 at 7:00 p.m. at the Borough Office for an application filed by Mark Jordan for property at 3 South Market Street. The property is in the Central Business District (CBD), and the request is made pursuant to Chapter 27, Part 9, §905.A, *Conditional Uses*, and Part 15, §1510, *Ground Floor Dwelling Unit in the Central Business District*, of the Borough's Zoning Ordinance.

Present were Councilmembers Phil Clark, J. Neil Ketchum, Jeff McCloud, Tom Shaud, Dr. C. Dale Treese, and J. Marc Hershey. Also present were Manager Roni Ryan, Assistant Manager Cindy Foster, Planning and Zoning Director Rodney Horton, Public Works Director Wayne Devan, Police Chief Jack Mentzer, Mayor Chuck Mummert, and Borough Solicitor Jim Diamond.

Council President Hershey opened the hearing and turned the floor over to Horton who noted the applicant seeks approval to operate a residential rental unit on the first floor at the rear of the property. Horton then introduced Diamond who provided an overview of the process, introducing several exhibits into the record. Ryan and Horton were sworn in to verify documentation and respond to questions concerning the intent of the ordinance prohibiting ground floor dwelling use in the CBD.

Diamond asked if there were any additional parties to the proceeding, to which there were none.

Amy Jordan, spouse of the applicant and co-owner of the building, explained the rationale behind the request and fielded questions from Council relative to parking, utilities, and connectivity between the proposed residential use and existing commercial use.

The floor was opened for public comment, to which there was none.

Council entered executive session at 7:26 p.m. returning at 7:38 p.m. at which time the hearing was closed.