

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

February 14, 2023

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, February 14, 2023, at 6:30 p.m. To best comply with COVID-19 safety regulations (but still conduct regular business) this Planning Commission meeting was held remotely using Zoom. The Commissioners present were Dr. Kyle Kopko, Jenni Woodworth, Everaldo McDonald, Tyler Hoover and Danielle Derolf. Planning and Zoning Director Pamela Roberts and Ben Craddock with Lancaster Civil Engineering were also present.

Public Comment:

There was no comment from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meeting held on January 10, 2023 were unanimously approved.

DDMP Subdivision and Land Development Plan:

Steve Gergely with Harbor Engineering was present at the hearing to discuss the recent revisions to the subdivision and land development plan and discuss the numerous modification requests. Gergely went through each modification and explained the reasoning for each request, as well as answered questions from the Planning Commission. All modification requests are listed below.

- a) Chapter 17, Section 503.2.L(2) – Existing Features
- b) Chapter 21, Section 503.14.A – Right-of-Way and Cartway Widths
- c) Chapter 22, Section 303 – Submission of Preliminary Plan
- d) Chapter 22, Section 403.A(1) – Plan Scale
- e) Chapter 22, Section 403.C(3) – Existing Features
- f) Chapter 22, Section 606.1.A – Right-of-Way and Cartway Widths
- g) Chapter 22, Section 607 – Sidewalks
- h) Chapter 22, Section 611.4 – Street Trees

There was quite a bit of discussion about the different modification requests. A significant portion of the discussion focused on the modification request related to sidewalks. The applicant requested a deferral of the sidewalk requirement on the proposed lot as well as on the overall parent lot. Gergely explained that where the sidewalk would be installed on the proposed lot, there are a number of mature trees that the applicant was trying to avoid removing. An alternative pathway was suggested but the Planning Commission had concerns about whether pedestrians would use the pathway or just forge their own way. Woodworth expressed concern with removing the trees just to install the sidewalk. Woodworth stated that with the crosswalk and the sidewalks across the street, there was already a safe place for pedestrians to walk. After discussion, it was determined that the Planning Commission would not be recommending approval of the deferral request for sidewalks on the proposed lot, with Woodworth opposing that action.

Action:

Moved by Kopko, seconded by Woodworth to approve the waivers of Chapter 17, Section 503.2.L(2) – Existing Features and Chapter 22, Section 403.C(3) – Existing Features. Motion passed unanimously. Moved by Kopko, seconded by Woodworth to approve the deferrals of Chapter 21, Section 503.14.A – Right-of-Way and Cartway Widths and Chapter 22, Section 606.1.A – Right-of-Way and Cartway Widths. Motion passed 4-1 with McDonald opposing. Moved by Kopko, seconded by McDonald to approve the waiver of Chapter 22, Section 303 – Submission of Preliminary Plan. Motion passed unanimously. Moved by Kopko, seconded by McDonald to

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approve the waiver of Chapter 22, Section 403.A(1) – Plan Scale. Motion passed unanimously. Moved by Kopko, seconded by Hoover to approve the deferral of Chapter 22, Section 611.4 – Street Trees. Motion passed 3-2 with McDonald and Woodworth opposing. Moved by Kopko, seconded by McDonald to deny the deferral of Chapter 22, Section 607 – Sidewalks for the proposed lot. Motion passed 4-1 with Woodworth opposing. Moved by Kopko, seconded by Derolf to deny the deferral of Chapter 22, Section 607 – Sidewalks for the parent lot. Motion passed 4-1 with McDonald opposing. Motion by Kopko, seconded by Woodworth to recommend approval of the DDMP Subdivision and Land Development Plan based on addressing the comments from the Lancaster Civil review letter dated February 2, 2023, the Josele Cleary review letter dated December 29, 2022, and the HRG review letter dated January 30, 2023. Motion passed unanimously.

Other Business:

Roberts stated that all subsequent Planning Commission meetings would be held in person at the Borough Office, 600 S Hanover Street, Elizabethtown PA 17022.

Adjournment:

The Planning Commission unanimously approved adjourned the meeting at 7:39 p.m.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director