

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

March 12, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, March 12, 2019, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chairman Kyle Kopko, Jenni Woodworth, Everal McDonald, and Christine R. Seitz. Vice Chairman David Grey was absent. Planning and Zoning Director, Pamela Craddock and Jennifer Prunoske of Hanover 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 8, 2019 were unanimously approved on a motion offered by McDonald, seconded by Woodworth.

United Churches Elizabethtown Area Preliminary/Final Land Development Plan:

Todd Smeigh, DC Gohn Associates, was present to introduce the Preliminary/Final Land Development Plan to the Planning Commission. Mr. Smeigh briefly explained the history of the property and the previous Zoning Hearing Board approvals that have a direct impact on this project. The property contains an existing building that was recently renovated to accommodate a food bank and office space. In addition to the historic structure, a new building is proposed for further expansion of the social services provided by multiple organization throughout the Elizabethtown Area.

During the zoning hearing, there was a significant amount of discussion concerning parking. Todd Smeigh stated that after conducting survey of the property and gathering firm data, they were able to increase the parking by 9 spots, to a total of 45 parking spaces. Mr. Smeigh believes that the new distribution of the parking lot will function much better and will also allow for easy deliveries and drop off of donations.

Action:

Moved by Seitz, seconded by Woodworth to accept the United Churches Elizabethtown Area Preliminary/Final Land Development Plan for review. Motion passed 3-0 with McDonald abstaining.

High Associates (Village Green Apartment Complex) Conditional Use Application:

Tony Seitz, Mark Stanley, and Jeff Shyk presented the conditional use application for 701 E Willow Street to the Planning Commission. Mark Stanley, McNees Wallace & Nurick, began the presentation by explaining the existing conditions of the property and the conditional use request. High Associates purchased the property in 2017 and immediately had an interest in using the property to its full potential. There are currently 128 units on the property, mainly consisting of two bedroom apartments. High Associates is seeking approval to construct an additional 64 dwelling units by the addition of eight buildings, each containing eight apartments.

Jeff Shyk, K&W Engineering, explained the layout of the property with the proposed units. High Associates plans to keep all of the existing amenities in the current location, with the exception of the playground. The playground may need to be moved to accommodate stormwater facilities. Elevations of the proposed buildings have been

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provided as part of the application, but Tony Seitz, High Associates, stated that this is an example and not an exact rendering. High Associates recently retained an architect to work on this project, so the elevations are subject to change.

The Planning Commission had concerns about the parking lot layout. Commissioner Woodworth stated that certain buildings have fewer spots in the nearby vicinity than others and is concerned about tenants with a heavy load, such as groceries and children, having to walk a far distance from their car to their home. Mr. Seitz and Mr. Shyk explained that a draft site plan that was submitted for conditional use approval and during the land development process, the layout of parking will be refined to a much more detailed level. Both gentleman stated that the comment was appreciated and will be taken into account during the next phase of planning.

Action:

Moved by Seitz, seconded by Woodworth to recommend approval of the High Associates Conditional Use application. Motion passed unanimously.

Other Business:

Craddock informed the Planning Commission that the Lancaster County Planning Commission has approved the new comprehensive plan, places2040. Places2040 is available online and the Commission is encouraged to review the plan.

Adjournment:

The Planning Commission adjourned at 7:19 p.m. unanimously approved on a motion offered by McDonald, seconded by Woodworth.

Respectfully Submitted,

Pamela Craddock
Planning and Zoning Director