

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

May 9, 2023

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, May 9, 2023, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chair Kyle Kopko, Vice Chair Jenni Woodworth, Danielle Derolf, and Tyler Hoover. Assistant Borough Manager, Ann Roda, and Ben Craddock with Lancaster Civil 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 February 14, 2023 were unanimously approved on a motion offered by Woodworth, seconded by Derolf.

**Ocean State Job Lot – Land Development Waiver:**

Michael Peters, Eastburn and Gray PC, was present at the Planning Commission meeting to present the request for a waiver of Land Development for the existing Ocean State Job Lot building at 1605 Market Street. Peter Ricci, Arkitecture Plus, was also present to review the internal building plans and answer any questions from the Planning Commission.

Peters explained that the owner, OSJ of Elizabethtown, LLC, desires to divide space within the existing building for the use of two potential tenants. There will be minor alterations to the exterior of the building, primarily at entrance locations; however, the building footprint will not change and there are no exterior site improvements planned. Ricci described the interior work needed to accommodate the tenants. There is a pending subdivision and land development plan for the entire shopping center that includes exterior site improvements (the Nassimi Realty plan for Market Street Square). The Nassimi Realty plan has been conditionally approved and is expected to be recorded shortly. The Borough Solicitor has recommended that if this waiver for Ocean State Job Lot is approved, that it should be conditioned upon the Nassimi Realty Plan being unconditionally approved, the related documents being executed and recorded, the required financial security being posted, and the plan being recorded.

**Action:**

Moved by Kopko, seconded by Woodworth to recommend approval of a waiver of land development for the Ocean State Job Lot at 1605 Market Street conditioned upon the Borough Solicitor recommendation and the Borough Engineer letter dated May 1, 2023. Motion passed unanimously.

**Mars Wrigley Refrigeration Transformation - Land Development Plan:**

Jeff Muenkel, Foth Infrastructure & Environment, LLC, and Kam Fierstine, Mars Wrigley, were present at the meeting on behalf of the applicant, Mars Chocolate. The project involves the construction of an approximately 4,900 sf building that will be used to cool water that is used during the chocolate making process. The new building is being constructed over existing impervious areas. Stormwater management will be accomplished through the removal of impervious area.

**Action:**

Moved by Kopko, seconded by Hoover to accept the Mars Wrigley Land Development Plan for review. Motion passed unanimously.

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**W. High Street Apartments Conditional Use:**

Derek Dissinger, Barley Snyder, was present at the Planning Commission meeting to present the conditional use application for 449 and 451 W. High Street. The property at 451 W. High Street currently contains 49 existing apartments. The applicant requests approval to allow the construction of new residential structures within the Mixed-Use District (12A04.H) and for the construction of a structure in excess of 10,000 square feet (12A04.A & 1516). The new apartment building at 449 W. High Street will contain 44 residential apartments and 1,000 sq. ft. of commercial space. The applicant also seeks a conditional use to allow a reduction in off-street parking areas pursuant to Section 1606 of the Zoning Ordinance.

Dissinger reviewed a parking study that was prepared by the applicant. He also reviewed the general and specific standards for a conditional use as relates to this project. Dissinger stated that a cross access easement will be provided to allow residents at 449 W. High Street to park at 451 W. High Street. Dissinger also stated that the applicant has an easement on the adjoining Amtrak property to allow parking for residents at 451 W. High Street to park on the Amtrak property.

**Action:**

Moved by Kopko, seconded by Woodworth to recommend approval of the conditional use conditioned upon addressing the comments in the Borough Engineer's review letter dated April 28, 2023 and the Traffic Planning and Design review letter dated April 28, 2023. Motion passed unanimously.

**2023 Community Development Block Grant (CDBG) Applications:**

Ann Roda reviewed the two CDBG applications that the Borough plans to submit for 2023. The applications are for two projects: (1) the replacement of Bridge 5 (S. Chestnut Street) and (2) the replacement of Bridge 14 (Hickory Lane pedestrian bridge) and improvements to Bridge 13 (N. Lime Street pedestrian bridge). The Borough will be requesting grants of \$200,000 for each project.

**Action:**

Moved by Kopko, seconded by Woodworth to provide a letter of support for each project. Motion passed unanimously.

**Comprehensive Plan Update:**

Ann Roda provided an update on the work that has been completed to date on the Comprehensive Plan Update and outlined the next steps. The Planning Commission had a favorable opinion of the draft Comprehensive Plan but did not offer specific comments.

**Other Business:**

None

**Adjournment:**

The Planning Commission adjourned at 7:37 p.m. unanimously approved on a motion offered by Kopko, seconded by Hoover.

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Respectfully Submitted,

Benjamin S. Craddock  
Borough Engineer