

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

May 12, 2020

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, May 12, 2020, at 6:30 p.m. To best comply with Governor Wolf's COVID-19 orders (but still conduct regular business) this Planning Commission meeting was held remotely using Zoom. The Commissioners present were Dr. Kyle Kopko, Jenni Woodworth, Everal McDonald, Christine R. Seitz, and Tyler Hoover. Planning and Zoning Director, Pamela Roberts and Jennifer Prunoske with 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 March 10, 2020 were unanimously approved.

AutoZone Preliminary/Final Land Development Plan:

Chris Peters with MDM presented the general concept of the AutoZone Preliminary/Final Land Development Plan. Peters clarified that this presentation is of a new land development plan and the plan that had previously been before the Planning Commission had been withdrawn. Peters pointed out a number of revisions that had been made as part of the new submission. Peters stated that he believes the majority of the comments in Hanover Engineer's review letter will be able to be addressed with no issues.

Vice Chair Woodworth asked if there had been any accommodations made for traffic concerns. Doug Hill with Wooster stated that PennDOT did not require an official Traffic Impact Study but did request additional information such as traffic counts. Hill is working on gathering the requested supporting documents and revising the HOP permit application, which should be resubmitted to PennDOT soon. Studies and documentation prepared by Wooster does not show that any specific traffic accommodations are required.

Kevin Murphy with AutoZone stated that lights in the parking lot are on for approximately 30 minutes after the store is closed. Typically, AutoZone stores are open until 9pm so the parking lot lights would be turned off at around 9:30 pm. After that time, the only lights would be security lighting.

Action:

Moved by Woodworth, seconded by McDonald to accept the AutoZone Preliminary/Final Land Development Plan for review. Motion passed unanimously.

Petition for a Zoning Text Amendment:

Thomas Nehilla with Barley Snyder was present to introduce a Zoning Ordinance text amendment for the Mixed-Use District. Attorney Nehilla reminded the Planning Commission this proposed amendment was presented to them before as a draft proposal only at a previous meeting. The same presentation was given to Borough Council. Feedback was gathered from both presentations, which resulted in the proposed text amendment.

The Zoning Ordinance text amendment was created as a way to optimize development within the Mixed-Use district. 449 West High Street is an underutilized property within the Borough. The property currently consists of

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parking spaces for the neighboring apartment complexes, Lofts at Savoy and Whistlestop View Apartments. The potential buyer of 449 West High Street feels that the property would be better utilized as a residential property with a retail use on the first floor. Compliance with the current zoning requirements for the Mixed-Use district would be very restrictive for this type of development and would result in an odd building that is not cost effective.

Attorney Nehilla outlined the proposed revisions to the zoning ordinance for properties over an acre in the Mixed-Use District, which included reducing the required lot area, increasing permitted lot coverage, and creating a consistent front yard setback. Attorney Nehilla also explained proposed revisions to apartment regulations, including increasing the number of dwelling units in an apartment building to 48 units and increasing the allowed number of floors in a building to 5.

Action:

Moved by Woodworth, seconded by Hoover to recommend to Borough Council that the Zoning Ordinance text amendment be approved. Motion passed 4-0. At the time of voting, McDonald was no longer in the Zoom meeting.

Elizabethtown Borough Application for the Community Development Block Grant:

Roberts gave a brief description of the Elizabethtown Borough Application for the Community Development Block Grant (CDBG) in relation to the East Willow Street Sanitary Sewer Improvement Project. Elizabethtown Borough will be replacing failing sanitary sewer infrastructure on East Willow Street. This project includes total sewer line replacement and targeted lateral replacements between North Market Street and North Spruce Street. Total project cost is \$280,000. The Borough would be contributing \$80,000 and is seeking \$200,000 in CDBG funds.

The Planning Commission felt that the Borough should pursue the CDBG funds and file an application. Chair Kopko stated that any funding sources for projects within the Borough should be pursued as much as possible. Roberts stated that she would draft a letter of support on behalf of the Planning Commission, which would be included in the CDBG application.

Other Business:

Planning Commission members discussed that the June 9th meeting would again be held remotely using Zoom.

Adjournment:

The Planning Commission adjourned at 7:17 p.m. unanimously approved on a motion offered by Kopko, seconded by Hoover.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director