

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

August 8, 2023

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, August 8, 2023, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Vice Chair Jenni Woodworth, Tyler Hoover and Danielle Derolf. Chair Dr. Kyle Kopko and Derrick McDonald were absent. Planning and Zoning Director, Pamela Roberts, 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 July 11, 2023 were unanimously approved on a motion offered by Hoover, seconded by Derolf.

222 S Market Street Special Exception Zoning Hearing Board Application:

Jim Thomasson, the property owner, was present at the Planning Commission meeting to explain the application. Mr. Thomasson is looking to convert a space that is currently being used as a parking garage and storage to a church. The church is newly formed and currently has 18 to 20 regularly attending members. They are hoping to grow in the space, which would allow for possibly 90 members.

The Planning Commission asked about parking on the property. Roberts stated that in the Central Business District, there are no commercial parking requirements but 2 spaces must be provided for each residential unit. Mr. Thomasson stated that there are 11 residential units at 222 S Market Street and there would be 64 spaces provided on the property. Mr. Thomasson went on to state that the parking lot is full during normal working hours but that it is not busy on nights and weekends when the church would be more heavily used.

The Planning Commission also asked about handicap parking spaces. Mr. Thomasson stated that there are currently 2 handicap spaces. The Planning Commission stated that they support the approval of the application as long as handicap spaces are provided as required by ADA.

Action:

Moved by Derolf, seconded by Hoover to recommend approval of the special exception request for a church in the Central Business District at 222 S Market Street. Motion passed unanimously.

EASD High School Stadium Renovations Conditional Use and Land Development Plan:

Hugh Cadzow, with ELA Group, was present at the meeting to discuss the current status of the EASD High School Stadium Renovations Land Development Plan. Mr. Cadzow walked through the waivers currently being requested by the applicant and discussed with the Planning Commission.

The Planning Commission has no concern with the requests for waivers of Chapter 22, Section 303 – Preliminary Plan, Chapter 22, Section 403.C(3) & Chapter 17, Section 503.2.L – Existing Features. Mr. Cadzow spent time discussing the waivers of Chapter 22, Section 606.1.A and Chapter 21, 503.14 – Right-of-Way Widths, which would require the right-of-way on E High Street to be expanded 60 feet. The current right-of-way of E High Street significantly varies along the EASD property. The Planning

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Commission feels that it would be best for the right-of-way to be consistent and would not be in favor of a waiver request.

The waiver request of Chapter 22, Section 607 – Sidewalks was also discussed at length during the meeting. Mr. Cadzow explained that there is a small section of sidewalk missing on the fairgrounds by the main stage. Mr. Cadzow stated that the grade is quite steep in that area that would make the installation of sidewalks very difficult. The Planning Commission stated that they understood traditional sidewalks would be difficult but would like the applicant to explore if there are other options available to make the area pedestrian friendly.

Mr. Cadzow stated that he appreciated the feedback and would look forward to resubmitting a plan for discussion at the September 12th Planning Commission meeting.

Other Business:

None

Adjournment:

The Planning Commission adjourned at 6:58 p.m. unanimously approved on a motion offered by Hoover, seconded by Derolf.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director