

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

August 10, 2021

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, April 13, 2021, at 6:30 p.m. To best comply with COVID-19 social distancing requirements (but still conduct regular business) this Planning Commission meeting was held remotely using Zoom. The Commissioners present were Dr. Kyle Kopko, Jenni Woodworth, and Everal McDonald. Planning and Zoning Director Pamela Roberts was also present. Planning Commission member Christine R. Seitz and Tyler Hoover were absent.

Public Comment:

There was no comment from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meeting held on April 13, 2021 were unanimously approved.

448 S Market Street – Conditional Use Application:

Paul Minnich, legal representative for the applicant Inch & Co, provided the Planning Commission with an overview of the conditional use application for 448 S Market Street. Mr. Minnich explained that this property had previously received variances and conditional use approval to construct a total of four apartment units. These approvals were obtained through the previous property owner. Due to financial issues, permits and construction did not begin within the time limits specified in the Borough Code of Ordinances. Because of this, the new property owner is asking for the conditional use approvals to be reaffirmed. The Zoning Hearing Board approved two variances for the property on August 2, 2021.

Inch & Co would like to construct a new addition to the existing structure, which would consist of three apartment units. The existing structure is being currently being renovated and has two apartment units, which would bring the total to five units on the property.

Kopko asked what the general timeline of the project will be. Jeff Inch, Inch & Co, responded that they are very motivated to start the project and hope to begin construction within two months of the approval of the conditional use. Woodworth asked for confirmation that enough parking spaces will be provided. Mr. Inch stated that there will be 11 parking spaces with one of those being a handicap space. McDonald asked if the applicant has spoken with any neighbors. Mr. Inch said that the neighbors have asked questions about when the project will begin and have given a positive response that the property will be cleaned up.

Action: Moved by Kopko, seconded by McDonald to recommend approval of the 448 S Market Street Conditional Use Application to Borough Council. Motion passed unanimously.

Other Business:

Roberts briefly updated the Planning Commission on the status of the Regional Comprehensive Plan. Roberts stated that Borough staff has been in communication with staff from West Donegal Township, Mount Joy Township, Conoy Township, and Lancaster County Planning Department about how the Regional Comprehensive Plan will be structured and developed. Roberts mentioned that she did not have many details to provide at this time but will keep the Planning Commission up to date on any new information in the coming months.

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

August 10, 2021

Adjournment:

The Planning Commission unanimously approved adjourned the meeting at 6:48 p.m.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director