

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

September 12, 2023

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, September 12, 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:**

Steven Appleby of 417 Masonic Drive – Concerns about the traffic impact of the Railroad Ridge Development and the impact on their property.

Michael Rice of 415 Masonic Drive – Concerns about the traffic impact of the Railroad Ridge Development and the impact on their property.

Melissa Groff of 236 Masonic Drive – Concerns about the impact on the Railroad Ridge Development on Phase 1 of Conoy Crossing.

**Meeting Minutes:**

The minutes of the Planning Commission meeting held on August 8, 2023 were unanimously approved on a motion offered by Derolf, seconded by Hoover.

**EASD High School Stadium Renovations 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 most recent review from Lancaster Civil Engineering. Mr. Cadzow also stated they have received approval from DEP that a planning module is not required for sanitary sewer.

Mr. Cadzow gave the Planning Commission an exhibit that showed the current pathway plan that is in place on the fairgrounds where the sidewalk is missing. EASD is still asking for a deferral of the sidewalk requirement but wanted to show members of the board that there is already a pedestrian system present in the area. Mr. Cadzow also pointed out that the landscape plan had been updated to include additional street trees. A waiver of the street trees is still required due to a large gap in the area of the athletic field but EASD is proposing to increase the number of trees along the street.

Below are the waivers and deferrals that are being requested for this project.

Waiver Requests -

Chapter 17, Section 503.2.L(2) & (5) – Existing Features

Chapter 22, Section 303 – Submission of Preliminary Plan

Chapter 22, Section 403.C(3) – Existing Features

Chapter 22, Section 611.4 – Street Trees

Deferral Requests -

Chapter 21, Section 503.14.A – Right-of-Way and Cartway Widths

Chapter 22, Section 606.1.A – Right-of-Way and Cartway Widths

Chapter 22, Section 607 – Curbs & Sidewalks

Vice-Chair Woodworth asked the audience if anyone had any public comments and there were none.

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Action:

- Moved by Derolf, seconded by Hoover to approve the waivers of Chapter 17, Section 503.2.L(2) & (5) – Existing Features and Chapter 22, Section 403.C(3) – Existing Features. Motion passed unanimously.
- Moved by Kopko, seconded by Woodworth to approve the deferrals of Chapter 21, Section 503.14.A – Right-of-Way and Cartway Widths and Chapter 22, Section 606.1.A – Right-of-Way and Cartway Widths. Motion passed unanimously.
- Moved by Hoover, seconded by Derolf to approve the waiver of Chapter 22, Section 303 – Submission of Preliminary Plan. Motion passed unanimously.
- Moved by Hoover, seconded by Derolf to approve the waiver of Chapter 22, Section 611.4 – Street Trees. Motion passed unanimously.
- Moved by Hoover, seconded by Derolf to approve the deferral of Chapter 22, Section 607 – Curbs and Sidewalks. Motion passed unanimously.
- Motion by Hoover, seconded by Derolf to recommend approval of the Elizabethtown Area School District Stadium Renovations Land Development Plan based on addressing the comments from the Lancaster Civil review letter dated September 9, 2023. Motion passed unanimously.

**Railroad Ridge Land Development Plan:**

Chris Hinkle, with Burget & Associates, was present at the meeting to introduce the plan to the Planning Commission and answer their questions. Mr. Hinkle explained that the 5-acre subject property of this plan was recently created as the result of the Burkholder Builders Maize Circle Subdivision and Land Development Plan.

This plan will create 54 units with 9 separate buildings that each contain 6 units. All of the units will be under single ownership on one property and will be available as rentals. There will be an emergency access onto Maize Circle with the main entrance to the development off of Maytown Avenue.

There will be 2 parking spaces provided for each unit as well as an additional 6-8 spaces for visitors. The new units will be very similar in appearance to the units that were built in Conoy Crossing, but the new units will not have garages.

There was a significant amount of public comment from neighbors who live in Conoy Crossing. They are concerned with the impact of traffic on Masonic Drive as well as the design of the units. There were also questions about whether the units will be visible from the existing homes on Masonic Drive and if there would be any trees planted as a visual buffer between the existing units and the project.

Action: Motion by Derolf, seconded by Hoover to accept the Railroad Ridge Land Development Plan for review. Motion passed unanimously.

**Regional Comprehensive Plan Update:**

Roberts informed the Planning Commission that a draft Regional Comprehensive Plan has been created. Borough staff worked with staff from Conoy Township, Mount Joy Township, West Donegal Township, and Lancaster County Planning Department to create the plan. The draft plan has been before the elected officials of the region and will be before them again for official adoption. Roberts stated that the draft plan is a much easier document to read than previous plans. She encouraged the Planning Commission to review the plan and reach out with any comments or questions.

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**Other Business:**

Derolf stated that it may be a good idea for the Borough to look into adding language to the Zoning Ordinance that would require visitor parking in future developments.

**Adjournment:**

The Planning Commission adjourned at 7:39 p.m. unanimously approved on a motion offered by Derolf, seconded by Hoover.

Respectfully Submitted,

Pamela Roberts  
Planning and Zoning Director