

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

October 10, 2017

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, October 10, 2017, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chairman Jeffrey Kinsey, Vice Chairman Ralph Spayd, David Grey, and Everaldo McDonald. Dr. Kyle Kopko was absent. Also present were Planning and Zoning Director, Pamela Craddock and Robert Lynn of Hanover Engineering.

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, 2017 were unanimously approved on a motion offered by Spayd, seconded by McDonald.

Elizabethtown College Preliminary Land Development Plan:

Craddock briefly introduced the plan to the Planning Commission before turning the presentation over to representatives for the application. Bob Wallet and Caroline Lalvani, from Elizabethtown College, and Dave Madary, from Derck & Edson Associates, were present to introduce the Preliminary Land Development Plan to the Planning Commission. The Preliminary Land Development Plan will be used as a Master Plan for Elizabethtown College. The last update to the college's Master Plan was completed in 2008. They believe this will be used as the Master Plan for approximately five to ten years.

Wallet gave an overview of the plan, which included the new Sports and Fitness Center, renovations and additions to the Meyer Building, and residential renewal, which would involve the renovation of buildings, replacing existing buildings, and new construction. The first phase of development and current focus is the Sports and Fitness Center. The college hopes to break ground on the project in early 2018 and open the building by the summer of 2019.

The Planning Commission asked questions regarding the required parking and what is proposed on the preliminary plan. Currently, Elizabethtown College allows freshmen to bring their cars to campus. The proposed parking calculations include enough spaces for students, faculty, staff, and for events. The parking calculation was done under the assumption that freshmen will not be parking their cars on campus. Wallet stated that the college has the option to restrict freshman vehicles to help save on space.

The Planning Commission also asked questions about the lighting plan and other details. Bob Lynn, from Hanover Engineering, stated that information regarding stormwater and lighting plan details would be presented during the final land development plan process. All parts of the approved preliminary plan would have to go through a final land development plan. Lynn noted that the MPC requires an outline of the phasing of projects on the preliminary plan, and this should be added.

Craddock asked about the modification request of Section 607, requiring curb and sidewalk along both sides of the street and how that would impact the Borough's complete street policy. Madary stated that they are requesting that the requirement of curb be waived for both sides of the street and only one side of the street for sidewalks on interior streets of the campus.

Craddock stated that the application had been submitted to the Lancaster County Planning Commission and will be reviewed at their October 23rd meeting.

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Moved by McDonald, seconded by Spayd to accept the Elizabethtown College Preliminary Land Development Plan for review. The Planning Commission will accept the Lancaster County Planning Commission comments and others for their November 14th meeting. Motion passed unanimously.

Elizabethtown Borough Ordinance Amendment:

Craddock introduced the ordinance amendment to the Planning Commission by explaining that the amendment will be adding Accessory Dwelling Units and Short Term Lodging Accommodations as permitted uses throughout the residential districts of the Borough. The amendment also clarifies other terms and specifies the amount of dwelling units permitted in a building.

Currently, the ordinance language regarding apartments allows eight dwelling units per building. The proposed amendment will allow three dwelling units per building. Craddock stated that the Lancaster County Planning Commission commented that this change to the ordinance was restrictive to traditional apartment buildings, such as Peach Alley Court. Borough Manager Roni Ryan, who also attended the meeting, stated that she believed the intent with this amendment was to restrict apartment conversions to three dwelling units per building. In both the current and proposed ordinance, apartment conversions have little regulations. Ryan stated that it was not the intent to restrict all apartment development to three dwelling units per building.

The Planning Commission asked if all of the proposed definitions matched throughout the ordinance. Craddock stated that there was an issue with the definition of “Rooming Unit”. The definition is referenced in the proposed amendment and stated that it will be defined in Chapter 27, Zoning. However, the definition of “Rooming Unit” is not included in Chapter 27, Zoning.

The Planning Commission asked a few more general questions and briefly discussed the amendment before rendering a recommendation.

Moved by Spayd, seconded by Grey to recommend approval of the Elizabethtown Borough Ordinance Amendment as submitted. Motion passed unanimously.

Other Business:

Brad Stewart, from the Lancaster County Planning Commission, gave a brief summary of the upcoming Regional Municipal Meetings. Meetings will be held throughout the county and will give an update to Lancaster County’s comprehensive plan “Places 2040”. The meeting for the northwest part of the county will be held on November 9th at 12 p.m. at the new Mount Joy Township building. Stewart invited all commissioners to attend.

Roni Ryan, Borough Manager, stated that October is National Community Planning Month. Ryan thanked all Planning Commission members for their service to the community.

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Adjournment:

The Planning Commission adjourned at 7:28 p.m. on a motion offered by Spayd, seconded by McDonald.

Respectfully Submitted,

Pamela Craddock
Planning and Zoning Director