

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

November 14, 2017

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, November 14, 2017, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chairman Jeffrey Kinsey, David Grey, Everal McDonald, and Dr. Kyle Kopko. Vice Chairman Ralph Spayd was absent. Also present were Planning and Zoning Director, Pamela Craddock and Jennifer Prunoske 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 October 10, 2017 were unanimously approved on a motion offered by McDonald, seconded by Grey.

Elizabethtown College Preliminary Land Development Plan:

Craddock briefly reintroduced the plan to the Planning Commission before turning the presentation over to David Madary, Derck & Edson. Madary discussed the revisions that were made to the plan since the last time it was before the Planning Commission.

Parking was discussed at the Planning Commission meeting in October and in a review letter from Borough staff. Madary stated that parking will be restricted to help alleviate any future issues. First year students will no longer be able to bring their vehicles to campus. Madary also discussed the phasing plan of the preliminary land development plan. The phasing plan will be included on the coversheet of the revised plan.

Craddock stated that the Borough is concerned with the phasing plan regarding the trail along Campus Rd. The Borough has been made aware of the potentially dangerous conditions of Campus Road and would like to see improvements made soon. Craddock went on to say that the Borough requires all properties making improvements to install sidewalks and curbs. Elizabethtown College is proposing improvements on their property but is not committing to a timeline regarding a trail or sidewalks along Campus Road. Bob Wallett, from Elizabethtown College, stated that the College has been looking into other funding methods such as grants, but nothing has been secured. At this point, the trail will proceed when funding is obtained.

Review letters were submitted by the Lancaster County Planning Commission, dated October 24, 2017, by Borough staff, dated October 13, 2017, and by Hanover Engineering, dated October 6, 2017. Elizabethtown College is requesting two waivers, Section 403.C.3 & 4/Section 304.2.D – requiring detailed survey data outside of the campus boundary for a distance of 200 feet and 500 feet respectively and Section 607 – requiring curb and sidewalk along both sides of each street.

Action:

Moved by Grey, seconded by McDonald to approve the waivers requested. Motion passed 3-0, with Kopko abstaining. Moved by Grey, seconded by McDonald to recommend conditional approval of the Elizabethtown College Preliminary Plan, subject to the applicant addressing the comments from the review letters listed above. Motion passed 3-0, with Kopko abstaining.

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Peach Alley Commons Preliminary/Final Land Development Plan:

Craddock introduced the property owner, Jon Sheppard, who was at the meeting to present the project to the Planning Commission. Craddock mentioned that the preliminary/final land development plan will be on the November 27, 2017 Lancaster County Planning Commission agenda.

Sheppard gave a brief history and overview of the project. Mr. Sheppard has been before the Planning Commission before in relation to this project while getting a recommendation for a conditional use. The conditional use was approved by Borough Council. The project has also been granted various approvals from the Zoning Hearing Board. One of the conditions of approval of the conditional use was to complete a land development plan. Mr. Sheppard is proposing a new building at 448 South Market Street that will be made up of two dwelling units. This will be in addition to the two dwelling units in the existing structure. The Planning Commission did not have any questions for Mr. Sheppard.

Action:

Moved by Kopko, seconded by McDonald to accept the Peach Alley Commons Preliminary/Final Land Development Plan for review. Motion passed unanimously.

Conoy Crossing Phase III Final Land Development Plan:

Craddock introduced Todd Smeigh of D.C. Gohn, who was present to introduce Conoy Crossing Phase III to the Planning Commission. Craddock stated that the plan has been submitted to the Lancaster County Planning Commission and will be reviewed at their December 11th meeting.

Smeigh started the presentation by giving a brief history of Conoy Crossing. Phase III of Conoy Crossing will continue Masonic Drive to make the connection to Maytown Rd and will have a total of 26 dwelling units, 10 in Elizabethtown Borough and 16 in West Donegal Township.

Before this plan was submitted, the West Donegal Township Board of Supervisors agreed that the Borough Engineer would be the lead engineer for the project. The Township Engineer will send comments to the Borough Engineer that will be incorporated into their review letter. The plan must also be presented to the West Donegal Township Planning Commission and Board of Supervisors for approval. The week before giving this presentation to the Elizabethtown Borough Planning Commission, the plan was presented to the West Donegal Township Planning Commission.

Smeigh stated that the additional right-of-ways needed to construct the sidewalk connections have already been addressed. A new wetlands study will need to be conducted and they will also need to be issued a new NPDES permit. Smeigh believes that the new NPDES permit may be something that could potentially delay the project.

The Planning Commission asked a few brief questions before taking action on the plan.

Action:

Moved by Kopko, seconded by McDonald to accept the Conoy Crossing Phase III Final Land Development Plan for review. Motion passed unanimously.

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Other Business:

Craddock introduced Jennifer Woodworth, who was sitting in the audience, as a prospective member of the Elizabethtown Borough Planning Commission. Her appointment to the Planning Commission to replace Jeff Kinsey will be considered at the November 16th Borough Council meeting.

Adjournment:

The Planning Commission adjourned at 7:26 p.m. unanimously approved on a motion offered by McDonald, seconded by Kopko.

Respectfully Submitted,

Pamela Craddock
Planning and Zoning Director