

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

December 12, 2017

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, December 12, 2017, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chairman Jeffrey Kinsey, Vice Chairman Ralph Spayd, Everal McDonald, and Dr. Kyle Kopko. David Grey 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 November 14, 2017 were unanimously approved on a motion offered by Kopko, seconded by McDonald.

**Peach Alley Commons Preliminary/Final Land Development Plan:**

Craddock introduced the property owner, Jon Sheppard, who was at the meeting to discuss review comments from the Lancaster County Planning Commission and Hanover Engineering. Mr. Sheppard said that he spoke to his engineer and they believe that they will not have any issues addressing the comments from the letters.

Mr. Sheppard did have a few questions about the Hanover Engineering review letter that Prunoske was able to answer. Mr. Sheppard had a question about the review comment regarding recreation land or a fee in lieu of dedication. Craddock stated that a fee in lieu of dedication in the amount of \$1,245.23 should be paid to Elizabethtown Borough. Craddock also stated that in addition to the information about the Zoning Hearing Board decision, a copy of the Conditional Use Hearing Decision and conditions should be included with land development package.

Craddock also brought up the fact that this plan was submitted as a Preliminary/Final Land Development Plan, but a waiver of the preliminary plan had not been submitted. A waiver of Section 303 must be submitted in writing with a justification.

Prunoske stated that there could be issues with conducting a Minor Stormwater Management Plan on the property. She suggested that the applicant, Hanover Engineering, and Borough Staff meet to discuss what will be required to submit for the project.

With the Planning Commission having no more questions, Craddock stated that the Planning Commission could approve/reject the plan or they could table the plan until the next meeting in January. Mr. Sheppard asked that the Planning Commission consider giving conditional approval because he and his engineers believe there will be no problems addressing the outstanding issues. Chairman Kinsey stated that the commission believes it would be best to wait until there are no more outstanding items relating to the plan and supporting documents before an approval is given.

**Action:**

Moved by Kopko, seconded by McDonald to table the Peach Alley Commons Preliminary/Final Land Development Plan until the January 9<sup>th</sup> meeting or until the issues addressed in the review letters are resolved. Motion passed unanimously.

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**Elizabethtown College Revised Final Land Development Plan:**

David Madary was present from Derck and Edson to introduce the Revised Final Land Development Plan to the Planning Commission. The Revised Final Land Development Plan is specific to the Sports Fitness and Wellness Building. Mr. Madary gave a brief introduction of the project to the Planning Commission, who had heard more detailed information about the project during the preliminary plan process. This project is being submitted while the Preliminary Land Development Plan is going through the final stages of approval with Borough Council. The Planning Commission had very few questions about the project. The review letters from both Lancaster County Planning Commission and Hanover Engineering have not yet been received.

Action:

Moved by McDonald, seconded by Spayd to accept the Elizabethtown College Revised Final Land Development Plan for review. Motion passed 3-0, with Kopko abstaining.

**Conoy Crossing Phase III Final Land Development Plan:**

Todd Smeigh of D.C. Gohn was present to discuss the Conoy Crossing Phase III Final Land Development Plan. Mr. Smeigh began his presentation by giving a short overview of what steps have already been completed that were outstanding at the previous meeting. He then proceeded to break down Hanover Engineering's review letter and answered the Planning Commission's questions.

A large portion of Hanover's review letter addressed errors in the construction cost opinion. Mr. Smeigh clarified that the cost opinion was submitted as part of the conditional approval of a time extension that was granted by Borough Council in September and was not meant for this project. DC Gohn will submit a second accurate construction cost opinion for all of phase 3.

Mr. Smeigh said that his client has been questioning what the fee in lieu of dedication will be for this phase of development. He said that for previous phases, a fee of \$100 per lot was agreed upon after the dedication of a trail was no longer to be accepted. Conoy Crossing would like to know if the \$100 per lot fee is still in place or if this will be changed. Mr. Smeigh explained in detail the current status of the NPDES permit for the project. There is an active NPDES permit for Conoy Crossing Phase 2A & 2B. DC Gohn and their client are beginning the process to terminate the active permit. Once the permit has been terminated, they will apply for a new NPDES permit that will be strictly for Conoy Crossing Phase 3.

Mr. Smeigh stated that Conoy Crossing and the Elizabethtown Area Water Authority are currently in negotiations regarding the water extension along Maytown Rd that was approved as part of the Preliminary Plan. Mr. Smeigh said that some similar conversations may need to be had between Elizabethtown Borough and Conoy Crossing regarding sewer. The Preliminary Plan depicted the sewer extending to Maytown Rd. Mr. Smeigh stated that his client is adamant that he will not extend the sewer to Maytown Rd. Conoy Crossing will construct the sewer to allow for the Golden and Powers properties to hook up to the line, but will go no further. Craddock reiterated the fact that the extension was on the approved Preliminary Plan and all other plans up to this point. Mr. Smeigh said that he understood, but he was just relaying the information that his client has provided him. Mr. Smeigh said this is something that will most likely need to be discussed with counsel.

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Members of the Planning Commission asked a few more general questions of Mr. Smeigh about the plan before taking action.

**Action:**

Moved by McDonald, seconded by Spayd to table the Conoy Crossing Phase 3 Final Land Development Plan until the January 9<sup>th</sup> meeting or until the issues addressed in the review letters are resolved. Motion passed unanimously.

**Other Business:**

The Planning Commission confirmed that they would like to continue to meet on the second Tuesday of the month at 6:30 pm in 2018. Craddock thanked Chairman Kinsey for his service on the Planning Commission for many years. Chairman Kinsey thanked Borough Council, Borough staff, and past and present Planning Commission members for allowing him to serve on the commission.

**Adjournment:**

The Planning Commission adjourned at 7:46 p.m. unanimously approved on a motion offered by McDonald, seconded by Spayd.

Respectfully Submitted,

Pamela Craddock  
Planning and Zoning Director