

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

December 8, 2020

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, December 8, 2020, at 6:30 p.m. To best comply with Governor Wolf's COVID-19 orders (but still conduct regular business) this Planning Commission meeting was held remotely using Zoom. The Commissioners present were Dr. Kyle Kopko, Jenni Woodworth, Everaldo McDonald, Christine R. Seitz, and Tyler Hoover. Planning and Zoning Director, Pamela Roberts and Jennifer Prunoske with Hanover Engineering were also present.

Public Comment:

There was no comment from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meeting held on October 13, 2020 were unanimously approved on a motion by Seitz, seconded by McDonald.

Elizabethtown Church of the Brethren Preliminary/Final Land Development Plan:

Brian Cooley, DC Gohn Associates, was present during the virtual meeting to give a description of the project and what changes have been made to the plan since it was last before the Planning Commission.

Mr. Cooley explained that after receiving a review letter from the Elizabethtown Fire Department, revisions were required in the parking lot, specifically in the area of the lot near E Cedar Street. In order to address the fire department's comments, the entrance to the parking lot was shifted closer to the property line. This required a variance from the Zoning Hearing Board in relation to the clear sight triangle. On December 7, 2020, the Zoning Hearing Board approved a variance to allow for a reduced clear sight triangle at the proposed new entrance.

Mr. Cooley then proceeded to discuss the waiver requests that were not recommended for approval by Hanover Engineering in their December 8, 2020 review letter. Mr. Cooley stated that two roof drains for the new addition are proposed to tie directly into the Borough storm sewer system. These two roof drains are unable to reach the proposed storm water facilities on the property due to the grade of the property. Jennifer Prunoske with Hanover Engineering stated that they were aware the roof drains would be unable to connect to the proposed facility but that untreated runoff should not be allowed to directly connect to the Borough's system. Ms. Prunoske stated that if the runoff is to be treated before entering the system, Hanover Engineering would be willing to recommend the waiver request. Mr. Cooley stated that he did not think it would be a problem at all to treat the water from the roof drains and would include that revision in the next plan submission.

The final waiver to be discussed was in relation to the riparian buffer. A stone infiltration pit as well parking spaces and an access drive for the parking lot are within the 35 foot riparian buffer. Mr. Cooley, Ms. Prunoske, and the Planning Commission members all gave their opinion on the smaller buffer and the potential impacts it could have on the property and on the Borough as a whole. After significant discussion about the riparian buffer, Chair Kopko suggested that this item be tabled until the next Planning Commission meeting, which would allow Mr. Cooley and ECOB time to look the plan and possibly make revisions.

Action:

Moved by Kopko, seconded by Seitz to table the Elizabethtown Church of the Brethren Preliminary/Final Land Development Plan until the January 12th Planning Commission meeting. Motion passed unanimously.

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Other Business:

There was no other business to discuss.

Adjournment:

The Planning Commission adjourned at 7:30 p.m. unanimously approved on a motion offered by McDonald, seconded by Woodworth.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director