

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

April 24, 2018

The Elizabethtown Borough Planning Commission held a meeting on Tuesday, April 24, 2018, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Vice Chairman David Grey, Everalld McDonald, and Jenni Woodworth. Chairman Ralph Spayd and Dr. Kyle Kopko were absent. Planning and Zoning Director, Pamela Craddock and Jennifer Prunoske of Hanover Engineering were also present.

This was a rescheduled monthly meeting due to the lack of a quorum at the April 10, 2018 Planning Commission meeting. The rescheduled meeting was advertised in The Press and Journal on April 18, 2018.

Public Comment:

There was no comment from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meeting held on February 13, 2018 were unanimously approved on a motion offered by McDonald, seconded by Woodworth.

Peach Alley Commons Preliminary/Final Land Development Plan:

George Cressman, Bohler Engineering, summarized the project for the Planning Commission and explained the requested waiver of the preliminary plan. On April 9, 2018, Hanover Engineering sent a review letter to Peach Alley Commons that had a few minor comments. Mr. Cressman stated that most of the comments from the letter have already been addressed except for one item.

Mr. Cressman is waiting for written confirmation that the Elizabethtown Area Water Authority will accept the proposed plan of using the existing 2 inch water line that enters into 502 South Market Street for this property at 448 South Market Street. Once EAWA approves the proposed plan, the land development plan will be resubmitted for review. Jennifer Prunoske and Pamela Craddock were concerned with the proposed plan of using an existing water line on a separate property. Though both properties are currently owned by the same entity, this may not always be the case and could cause potential problems with access in the future.

Action:

Moved by McDonald, seconded by Woodworth to recommend conditional approval of the Peach Alley Commons Preliminary/Final Land Development Plan, subject to the applicant addressing the comments from Hanover Engineer's April 9th review letter and the proposed plan for water capacity is satisfactory with the Borough. Motion passed unanimously.

Conoy Crossing Phase III Final Land Development Plan:

Jacob Olweiler was present to discuss the final land development plan of Conoy Crossing Phase III. The consultant for the project, DC Gohn Associates, is currently addressing the outstanding comments from

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the most recent Hanover Engineering review letter. Mr. Olweiler mentioned that the concerns relating to the water and sewer lines raised at previous meetings have been resolved with EAWA, ERSA, and West Donegal Township.

Jennifer Prunoske from Hanover Engineering stated that one large outstanding item is the NPDES permit. The NPDES permit application has been accepted but has not had a technical review. Ms. Prunoske stated that it is not recommended to take action on a land development plan that has not received at least one technical review letter from the Lancaster County Conservation District. The LCCD has the right to request changes to the plan that could impact the design and the number of waivers requested. The Planning Commission agreed that the land development plan should not receive conditional approval until the NPDES permit application is further along in the review process.

Action:

Moved by McDonald, seconded by Woodworth to table the Conoy Crossing Phase III Final Land Development Plan until the May 8th meeting or until outstanding issues are resolved. Motion passed unanimously.

Masonic Village Sycamore Square Preliminary/Final Land Development Plan:

Craddock stated that Masonic Village would not be attending the meeting. They will be attending the regularly scheduled Planning Commission meeting on May 8, 2018

Other Business:

Craddock updated the Planning Commission on the completed Residential Density Study performed by the Lancaster County Planning Commission. Most of the findings are what was expected with the highest densities focused around the downtown. Craddock stated that she would distribute the map to the Planning Commission.

Adjournment:

The Planning Commission adjourned at 7:03 p.m. unanimously approved on a motion offered by McDonald, seconded by Woodworth.

Respectfully Submitted,

Pamela Craddock
Planning and Zoning Director