

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

May 14, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, May 14, 2019, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chairman Kyle Kopko, Vice Chairman David Grey, Everal McDonald, and Christine R. Seitz. Jenni Woodworth was absent. Planning and Zoning Director, Pamela Craddock and Jennifer Prunoske of 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 April 10, 2019 were unanimously approved on a motion offered by Kopko, seconded by Seitz.

United Churches Elizabethtown Area Preliminary/Final Land Development Plan:

Todd Smeigh, DC Gohn Associates, was present to discuss the Preliminary/Final Land Development Plan with the Planning Commission. Doug Lamb, United Churches Elizabethtown Area, was also present to answer questions from the Planning Commission. Mr. Smeigh gave a brief explanation of the status of the plan since United Churches Elizabethtown Area was before the Commission in March. A compliance submission was sent to Borough in response to Hanover Engineering's first review letter. Since that time, Hanover Engineering completed a second review on May 13, 2019. Mr. Smeigh stated that a number of outstanding items in the second review letter are administrative and will have no issue being resolved. However, there were a few items that could not be addressed. DC Gohn submitted a modification request in addition to waivers that were requested with previous submissions. All waiver requests are listed below.

- a) Chapter 17, Section 307.1.B – Fencing
- b) Chapter 17, Section 307.2.A.(2)(a) – Minimum Top Width
- c) Chapter 17, Section 307.2.A.(2)(b) – Maximum Interior Slopes
- d) Chapter 17, Section 307.2.A.(2)(m) – Emergency Spillway Freeboard
- e) Chapter 22, Section 403 – Preliminary Plan Processing
- f) Chapter 22, Section 606.1.C – Clear Sight Triangle

Jennifer Prunoske explained to the Planning Commission that Hanover Engineering has no objection to the majority of the requests but they do have concerns about the fencing waiver request. Prunoske stated that the ordinance requires fencing along stormwater basins or rain gardens that have a steep slope. This requirement is to prevent damage to the facility but to also protect members of the public. The rain garden proposed in this project has grade steep enough to warrant fencing around the entire facility. Mr. Smeigh proposed a modification to the fencing requirement. The existing fence along the property line on East Washington Street and Scott Alley would remain in place and shrubbery will be planted along the edge of the parking lot. The fencing and shrubbery will help deter the public from entering the rain garden. The Planning Commission felt this was an appropriate modification of the ordinance requirement. Mr. Smeigh stated that the fencing and shrubbery will be depicted in the upcoming compliance submission.

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One other outstanding item included soil testing in the area of the underground infiltration pit. Mr. Smeigh explained that soil testing that was previously done in three locations around the project site. During the design process, the infiltration pit was moved to an area where tests were not completed. Hanover Engineering has concerns that if infiltration fails during construction, there will be no place to move the pit on the site. Mr. Smeigh stated that a soil test in the area of the infiltration pit would be completed as soon as possible.

Action:

Moved by Seitz, seconded by Kopko to approve the waivers requested. Motion passed 3-0 with McDonald abstaining. Moved by Kopko, seconded by Seitz to recommend conditional approval of the United Churches Elizabethtown Area Preliminary/Final Land Development Plan. The conditions include compliance with Hanover Engineering's review letter, dated May 13, 2019, revising the land development plan to include the fence and shrubbery as discussed at the May 14, 2019 Planning Commission meeting, and receiving acceptable soil testing in the area of the underground infiltration pit. Motion passed 3-0 with McDonald abstaining.

114-116 South Market Street Special Exception Application:

Craig Rothstein, the property owner, and Don Hanes, Mr. Rothstein's silent partner, were present at the meeting to explain a special exception application for a laundromat at 114-116 South Market Street. The property consists of a commercial space on the ground floor, previously occupied by a hair salon, and two residential units on the second and third floor. Mr. Rothstein will be updating the outside of the building and will be renovating the commercial space to provide a laundromat. Mr. Rothstein is proposing a maximum of 11 washers and 12 dryers. All of the washers will be higher capacity units.

There will be an entrance from South Market Street and a rear entrance off of the parking lot. In addition to on street parking, a few parking spaces in the rear lot will be reserved for use by the laundromat customers. A security system and cameras will be installed to help provide proper safety measures on the property.

The Planning Commission asked if the applicant foresees any issues with sound for the residents in the second floor apartment. Mr. Hanes, who owns a laundromat in Columbia, stated that he does not believe there will be an issue. The ceiling at 114-116 South Market Street is designed the same way as his other building and the tenants at that location have not complained about noise from the laundromat. Also, the entrance to the residential units is completely separate from the laundromat.

Action:

Moved by Kopko, seconded by Seitz to recommend approval of the 114-116 South Market Street Special Exception Application. Motion passed unanimously.

Other Business:

Craddock gave the Borough Planning Commission an update on the luncheon held by the Lancaster County Planning Commission (LCPC) at the Mount Joy Township office on April 25, 2019. Members of the LCPC staff gave a brief introduction of the recently adopted County Comprehensive Plan, places2040. LCPC staff went into detail about how they would like to begin implementing the plan. They stated that they would like to work with different regions of Lancaster County to create local comprehensive plans based off of the places2040 framework.

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In the case of Elizabethtown Borough, it would mean working with other municipalities located in the northwest portion of Lancaster County. The LCPC stated that they would be willing to partner with the areas interested in creating a regional comprehensive plan. The Borough Planning Commission spoke positively about this proposal and felt it would be an interesting way to update Elizabethtown Borough's comprehensive plan.

Adjournment:

The Planning Commission adjourned at 7:21 p.m. unanimously approved on a motion offered by Kopko, seconded by McDonald.

Respectfully Submitted,

Pamela Craddock
Planning and Zoning Director