

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

May 8, 2018

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, May 8, 2018, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Vice Chairman David Grey, Dr. Kyle Kopko, and Jenni Woodworth. Chairman Ralph Spayd and Everal McDonald were 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 24, 2018 were unanimously approved on a motion offered by Kopko, seconded by Woodworth.

**Masonic Village Sycamore Square Preliminary/Final Land Development Plan:**

Craig Smith, RGS Associates, and Patrick Sampsell, Masonic Village, were present to introduce the land development plan to the Planning Commission and explain the waivers that have been requested. Craig Smith also updated the Planning Commission on the plan's approval from the Lancaster County Conservation District. The requested waivers are listed below.

- a) Section 303 – Preliminary Plan
- b) Section 403.A.1 and 404.A – Drafting Standards, Plan Scale
- c) Section 403.C.3 and 404.C – Existing Features
- d) Section 616 – Dedication of Park and Recreation Land

Masonic Village is asking for a waiver of the Dedication of Park and Recreation Land. The land development plan proposes a trail along Bainbridge Rd that leads to the Willowood Swim Club, which was a conditional of approval of the conditional use hearing. The Planning Commission is favorable of this waiver because of this pathway and all the other walking trails and paths that are available to the public throughout the Masonic Village campus.

The Planning Commission asked a few additional questions relating to handicap parking for the proposed restaurant. The Commissioners are concerned that the proposed handicap parking may be too far away from the main entrance of the restaurant. Craig Smith and Patrick Sampsell both stated that they understood the Planning Commission's concerns and would look into the possibility of moving the handicap parking closer to the entrance.

**Action:**

Moved by Kopko, seconded by Woodworth to approve the waivers requested. Motion passed unanimously.

Moved by Kopko, seconded by Woodworth to recommend conditional approval of the Masonic Village Sycamore Square Preliminary/Final Land Development Plan, subject to the applicant addressing the comments from Hanover Engineer's May 8<sup>th</sup> review letter and considering additional handicap parking for the proposed restaurant. Motion passed unanimously.

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

May 8, 2018

**Other Business:**

Conoy Crossing Phase III Final Land Development Plan:

Todd Smeigh, DC Gohn Associates, and Jacob Olweiler, Conoy Crossing, were present to update the Planning Commission on the current status of the Conoy Crossing Phase 3 Final Land Development Plan. Todd Smeigh briefly reintroduced the plan to the Planning Commission.

At the December 12, 2017 Planning Commission meeting, concerns were raised over the proposed water and sewer plans. The proposed water and sewer plans were different than what was approved during the preliminary land development plan process. Since that meeting, an agreement was met between Elizabethtown Area Sewer Authority (ERSA), West Donegal Township, and Conoy Crossing. ERSA and West Donegal Township have installed a manhole on the far side of Maytown Road and placed a sewer line under the street. Conoy Crossing will tie into the sewer line during development. An additional agreement between the Elizabethtown Area Water Authority and Conoy Crossing was agreed to in order to allow the proposed water line to run behind the houses on Maytown Road instead of in the street. Mr. Olweiler said that a number of property owners had already signed easement agreements.

Mr. Smeigh also stated that the deadline for the Highway Occupancy Permit for the extension of Masonic Drive to Maytown Road has been extended to May 2019. The only item still outstanding is the NPDES permit. There was an existing NPDES permit for Phase 2 that has been terminated and the Phase 3 NPDES permit application has been submitted. Mr. Smeigh said that they recently received a letter stated the permit application was administratively complete and the technical review will begin.

The Planning Commission, Mr. Olweiler, Mr. Smeigh, and Borough representatives had a lengthy discussion about how the NPDES technical review will impact the land development plan and approvals. The Planning Commission did not feel comfortable giving unconditional approval of the land development plan before receiving technical review comments from the Lancaster County Conservation District.

Action:

Moved by Woodworth, seconded by Kopko to add Conoy Crossing Phase III Final Land Development Plan to the May 8, 2018 Planning Commission agenda to allow action on the plan. Motion passed unanimously. Moved by Woodworth, seconded by Kopko to grant approval of a waiver of Chapter 22, Section 303 – Preliminary Plan. Motion passes unanimously. Moved by Woodworth, seconded by Kopko to grant conditional approval of waivers of Chapter 17, Section 302.A.1 – Volume Control, Section 302.A.2(c) – Loading Ratios, Section 302.D – Infiltration Dewatering Time, and Section 303.C – Rate Control Dewatering Time under the condition that the NPDES technical review letter does not require substantial changes to the final land development plan according to an evaluation by Hanover Engineering. If substantial changes are required, Conoy Crossing Phase III Final Land Development Plan will return to the Planning Commission. Motion passes unanimously. Moved by Kopko, seconded by Woodworth to recommend conditional approval of the Conoy Crossing Phase III Final Land Development Plan under the condition that the plan is not presented to Borough Council until the NPDES technical review letter has been issued. The NPDES technical review letter will be evaluated by Hanover Engineering and if substantial changes are required, Conoy Crossing Phase III Final Land Development Plan will return to the Planning Commission. Motion passes unanimously.

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

May 8, 2018

**Adjournment:**

The Planning Commission adjourned at 7:58 p.m. unanimously approved on a motion offered by Woodworth, seconded by Kopko.

Respectfully Submitted,

Pamela Craddock  
Planning and Zoning Director