

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

May 12, 2015

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, May 12, 2015, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Kinsey, Vice Chairman Spayd, Everal McDonald, David Grey and Dr. Kyle Kopko. Also present were Planning & Zoning Director Rodney Horton, Robert Lynn of Hanover Engineering and Brad Stewart of Lancaster County Planning Commission.

Public Comment:

There were no comments from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meetings on both March 10, 2015 and April 14, 2015 were unanimously approved on a motion offered by Kopko, seconded by Spayd.

Blight Determination Resolution - 616 S. Market Street:

Horton reintroduced the Planning Commission to the Vacant Property Reinvestment Board's process for blight determination. The Planning Commission was informed of the Vacant Property Reinvestment Board requiring certification of the determination of blight for 616 South Market Street in order to move the condemnation process forward.

Action(s):

Moved by Grey, seconded by Kopko to approve Resolution No. 2015-01 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE BOROUGH OF
ELIZABETHTOWN, LANCASTER COUNTY, PENNSYLVANIA CERTIFYING THAT THE
PROPERTY LOCATED AT 616 SOUTH MARKET STREET IS BLIGHTED.**

Motion passed unanimously.

Final Subdivision & Lot Add-On Plan - Conoy Crossing - Phase 2B:

Horton reminded the Planning Commission that the developer provided a detailed presentation at the March meeting proposing to develop the subsequent and final portion of the second phase. The Planning Commission was reminded that Phase 2B will consist of fifteen townhouse units and two duplex units. Horton informed the Planning Commission that the plan was reviewed by Hanover Engineering, Attorney Josele Cleary, the Lancaster County Planning Commission, the Elizabethtown Area Water Authority and the Public Works Director. Review comments provided were largely administrative in nature and didn't prevent the Planning Commission from providing Borough Council with a formal recommendation to consider at their June meeting. Todd Smeigh of DC Gohn & Associates provided an update on the responses to

review comments received from planning stakeholders. The Planning Commission engaged in discussion with Smeigh. Mike Skelly discussed concerns on behalf of the Elizabethtown Area Water Authority relating to the installation of a water loop that would connect to Maytown Road. The Planning Commission continued discussion with staff and the developer.

Action(s) :

Moved by Spayd, seconded by McDonald to recommend approval of the applicant's modification request from Chapter 22, Part 8, Section 805.F. "Effect of Change in This Chapter." Motion passed unanimously.

Moved by Grey, seconded by Kopko to recommend approval of the Final Subdivision & Lot Add-On Plan for Conoy Crossing, Phase 2B condition upon the applicant addressing the following review comments:

1. Hanover Engineering [dated April 10, 2015]
2. Elizabethtown Area Water Authority [dated April 15, 2015]
3. Lancaster County Planning Commission [dated April 28, 2015]
4. Attorney Josele Cleary [dated March 6, 2015]
5. Public Works Director [dated March 16, 2015]

Motion passed unanimously.

Special Exception Request - 44 Beech Lane:

Horton provided a brief overview of the special exception application materials provided by the applicant and then turned the presentation over to Tracy Adams. The applicant discussed with the Planning Commission how she will be able to meet the provisions described in Section 1407 of the Zoning Ordinance. Adams informed the Planning Commission that she is looking to relocate her day-care residence from 457 Sunrise Blvd. to 44 Beech Lane, a semi-detached residential dwelling unit within the R-2 Residential Zoning District. Furthermore, she mentions that her home will be able to provide 1,248 square feet of outdoor play area and 743 square feet of indoor play area. Commissioners were provided with an amateur drawing reflecting the layout of the property Adams wants to relocate the day-care center to. Adams discussed that she will be able to provide a buffer yard for her day-care facility. The Planning Commission was informed by the applicant that the children will not be allowed to be outside before 10 a.m. and that her children will leave prior to 8 p.m. Finally, Adams mentioned that she will have six children at her day-care residence and provided the Planning Commission with physical copies of licensure acquired by applicable state agencies. Discussion ensued between the Planning Commission and the applicant

Action(s) :

Moved by Spayd, seconded by McDonald to recommend approval of the applicant's special exception request to have a day-care residence at 44 Beech Lane subject to the applicant meeting the performance standards of the Zoning Ordinance, Chapter 27, Part 14, Section 1407. "Day-Care Residence."

County Update:

The Lancaster County Planning Commission approved a resolution certifying blight conditions at 616 South Market Street.

Other Business:

Kopko discussed the idea of developing a policy allowing members who are unable to physically attend Planning Commission meetings for specified reasons, to be able to participate via telecommunication devices. After discussion was had, Horton will develop a draft policy for the Planning Commission to review at the next meeting.

Adjournment:

The Planning Commission adjourned at 7:47 p.m. on a motion offered by by Spayd and seconded by McDonald.

Respectfully Submitted:

A handwritten signature in dark ink, appearing to read "Rodney L. Horton, MPA". The signature is stylized and cursive.

Rodney L. Horton, MPA
Planning & Zoning Director