

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

April 12, 2016

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, April 12, 2016 at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, Vice Chairman Ralph Spayd and Dr. Kyle Kopko. Commissioners Everal McDonald and David Grey were not present. Also present was Planning & Zoning Director Rodney L. Horton, Robert Lynn of Hanover Engineering and Brad Stewart of Lancaster County Planning Commission.

**Public Comment:**

There was no comment from the public to be heard.

**Meeting Minutes:**

The minutes of the Planning Commission meeting held on March 8, 2016 were unanimously approved on a motion offered by Spayd, seconded by Kopko.

**Final Land Development Plan - 810 South Market Street (Public Works Garage):**

Kinsey advised the Planning Commission that due to his professional role with the Borough, he will not take part in the deliberation of the final land development plan. Horton reminded the Planning Commission that the plan was tabled to allow the applicant additional time to address the review comments from Hanover Engineering. The Planning Commission was advised on the procedural process to advance a recommendation to Borough Council.

The Planning Commission entered into discussion on the applicant's request to waiver from Chapter 22, Part 4, Section 403.E(5) - "Certificate of Public Convenience for Water Service." Lynn explained to the Planning Commission that Hanover Engineering was not in opposition to the waiver request, rather could not support the request because project records should include written record of capacity should the lot ever be sold.

Randy Dautrich of Dautrich Engineering provided new information addressing Hanover Engineering's recent review comments. The Planning Commission asked questions of Dautrich and Horton. General discussion ensued resulting in the Planning Commission making a formal recommendation.

**Action(s):**

Moved by Spayd, seconded by Kopko to recommend approval of the 810 South Market Street - Land Development Plan and accompanying waiver requests, except the request to waiver from Chapter 22, Part 4, Section 403.E(5) - Certificate of Public Convenience for Water Service." subject to the applicant addressing outstanding engineering

comments from Hanover Engineering dated April 8, 2016. Motion passed, with Kinsey abstaining.

**Zoning Ordinance - Amendments:**

Horton provide an overview of the proposed amendments to the zoning ordinance, which include adoption of the zoning lexicon in accordance with the regional strategic plan. Horton discussed the other provisions of the proposed ordinance and the Planning Commission engaged in general discussion.

**Action:**

Moved by Kopko, seconded by Spayd to accept the proposed zoning ordinance amendments for review. Motion passed unanimously.

**County Update:**

Stewart reminded the Planning Commission about the upcoming regional meetings which will focus on the proposed county comprehensive plan. Stewart provided some feedback on the proposed zoning ordinance amendments.

**Adjournment:**

The Planning Commission adjourned at 7:30 p.m. on a motion offered by Spayd, seconded by Kopko.

Respectfully Submitted:



Rodney L. Horton, MPA  
Planning & Zoning Director