

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

December 9, 2014

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, December 9, 2014, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were: Chairman Jeffrey Kinsey, Everald McDonald and David Grey. Commissioner Ralph Spayd was absent. Also present were Planning & Zoning Director Rodney Horton.

Public Comment:

There was no comment from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meeting held on May 13, 2014 were unanimously approved on a motion offered by McDonald, seconded by Grey.

Special Exception Request - 30 N. Market Street:

Horton provided a brief introduction of the Special Exception request and the application process as required by the Zoning Ordinance. Horton turned the presentation over to Todd Smeigh of D.C. Gohn and Associates. Smeigh introduced Damon and Desiree' Suglia, property owners and franchisees of Rita's Water Ice. He told the Planning Commission that the applicants are proposing to install a drive-thru service lane on the south side of the building.

Currently, parking is located only on the south side of the building. Bollards, large flower pots and picnic tables surround the front of the building. Customers have to drive in from, and back out onto, Winnemore Alley in order to access parking. The plan proposes eight additional parking spaces in the rear of the building. Cars will enter the drive-thru lane from and exit to Winnemore Alley (near North Market Street). Smeigh informed the Planning Commission that motorists will only be able to turn right onto Winnemore Alley after proceeding from the drive-thru window.

An eight foot wide pedestrian walkway will be erected between the parking spaces and the drive-thru lane. Railroad ties will be used to separate the pathway from the drive-thru lane. Walkers will be able to access the order area by walking down the pathway to the crosswalk near the end of the drive-thru lane. Fencing will be located at the end of the building, ending at the crosswalk to prevent pedestrians from crossing in front of vehicles traveling down the drive-thru lane. There was brief discussion centered on the proposed erection of a deck on the north side of the building that overlooks a creek. The property owner confirmed that customers that park in the rear of the building will be able to access the order windows by walking across the proposed new deck.

The Planning Commission engaged in discussion with the property owners and Smeigh. The following safety concerns were brought up by the Planning Commission:

1. The erection of a speed table or raised crosswalk in the drive-thru lane to accommodate pedestrian safety
2. A raised curb be erected along the pedestrian path or that the railroad ties be pinned down

Action(s):

Moved by McDonald, seconded by Grey to recommend, to the Zoning Hearing Board, approval of the applicant's Special Exception request. Motion unanimously approved.

Other Business:

The Planning Commission had no other business to consider.

Adjournment:

The Planning Commission adjourned at 7:10 p.m. on a motion offered by McDonald and seconded by Grey.

Respectfully Submitted:

Rodney L. Horton, MPA
Planning & Zoning Director