

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

May 13, 2014

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, May 13, 2014, at 6:30 p.m. at the Elizabethtown Borough Office. The following Commissioners present were: Vice Chairwoman Anita Paynter, Commissioner Everald McDonald, Commissioner Ralph Spayd and Commissioner David Grey. Chairman Jeffrey Kinsey was absent. Also present were Planning & Zoning Director Rodney Horton and Robert Lynn of Hanover Engineering.

**Public Comment:**

There was no comment from the public to be heard.

**Meeting Minutes:**

The minutes of the Planning Commission meeting held January 14, 2014 were unanimously approved on a motion offered by Spayd, seconded by Grey.

**Waiver Requests – Buckingham Boulevard:**

Horton provided a brief introduction of the applicant's request to waiver from the Streets and Sidewalks and Subdivision and Land Development Ordinances. The Planning Commission was informed that the applicant is proposing to erect a commercial development in conjunction with extending Buckingham Boulevard from SR 241 [Mount Gretna Road] to SR 743 [Hershey Road]. Horton introduced Attorney Kaitlin McGunnis, of Hartman, Underhill and Brubaker, LLC, on behalf of the applicant. McGunnis provided a brief presentation to the Planning Commission. The Planning Commission engaged McGunnis with questions followed by general discussion.

**Action:**

Moved by Grey, seconded by Spayd to recommend approval of the applicant's request to waiver from Chapter 22, Part 3, §§303 & 304. "Preliminary and Final Plan Submission Requirements." and Chapter 21, §503.14.B. "Right of Way Width Requirement." subject to the following conditions:

- a. Applicant shall reimburse the Borough for all engineer and attorneys' fees to review the waiver request and the review of the proposed deed;
- b. Applicant installs a multi-use path that is acceptable to the Borough on one side of the street;
- c. Applicant includes the language on the new deed that was reflected in Attorney Mark Stanley's April 28, 2014 letter;
- d. Applicant addresses review comments from Hanover Engineering as amended to reflect conceptual preliminary subdivision plan exhibit and the Borough's legal counsel.

Motion unanimously approved.

**Special Exception Request:**

Horton introduced the Special Exception Request of Stephen Taylor on behalf of the property owners of 208 Lemon Street. The applicant is proposing to erect an addition to the property at the location of the existing garage. The use of the property is conforming to the ordinance, however the lot is considered to be legal nonconforming. The applicant was not present at the meeting. The Planning Commission asked questions and discussed the application.

**Action:**

Moved by Spayd, seconded by Paynter to recommend (to the Zoning Hearing Board) approval of the applicant's Special Exception Request to erect an addition.

**Other Business:**

Horton provided an update on the modification request of 13 Brookview Circle.

**Adjournment:**

The Planning Commission adjourned at 7:00 pm on a motion offered by Spayd and seconded by Grey.

Respectfully Submitted:

Rodney L. Horton, MPA  
Planning & Zoning Director