

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

January 14, 2014

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, January 14, 2014, at 6:30 p.m. at the Elizabethtown Borough Office. The following Commissioners present were: Chairman Jeffrey Kinsey, Commissioner Everald McDonald, Commissioner Ralph Spayd and Commissioner David Grey. Vice Chairwoman Anita Paynter was absent. Also present were Planning & Zoning Director Rodney Horton and Jennifer Prunoske of Hanover Engineering.

Public Comment:

There was no comment from the public to be heard.

Election of Chairman:

Moved by Spayd, seconded by McDonald to elect Jeffrey Kinsey as Chairman for 2014. Motion passed unanimously.

Election of Vice Chairman:

Moved by McDonald, seconded by Grey to elect Anita Paynter as Vice Chairwoman for 2014. Motion passed unanimously.

Meeting Minutes:

The minutes of the Planning Commission meeting held December 10, 2013 were unanimously approved on a motion offered by McDonald, seconded by Spayd.

Final Subdivision Plan – 131&135 N. Market Street:

Horton provided an overview of the plan process and informed the Planning Commission that the applicant provided the Borough a sixty (60) day extension to review the plan. The new review deadline is March 10, 2014. The applicant has provided the Borough with a revised submission addressing review comments of Hanover Engineering. Bruce Yager of Melham & Associates provided the Planning Commission with an overview of the plan. Yager stated that the purpose of the plan is to reconfigure the rear lot to form a square shape. The ultimate goal is to erect a building on the lot that will service additional business. Yager addressed numerous administrative and technical comments. Discussion ensued with the Planning Commission asking Yager questions about the plan.

Action(s):

Moved by Spayd, seconded by Grey to recommend approval of the Final Subdivision Plan for 131&135 North Market Street subject to the applicant addressing review comments of Hanover Engineering dated January 14, 2014. Motion unanimously approved.

Modification Request – 811 Hampden Road:

Horton provided a brief overview of the revised modification request submitted by DC Gohn & Associates (on behalf of the property owner). The property owner (Jeffrey Hughes) provided a brief presentation to the Planning Commission. Discussion ensued and Hughes answered questions from the Planning Commission. Horton will review application with legal counsel to determine if existing agreements need to be revised or amended.

Action(s):

Moved by Spayd, seconded by McDonald to recommend approval of the modification request for 811 Hampden Road subject to the applicant addressing review comments of Hanover Engineering dated January 14, 2014. Motion unanimously approved.

Modification Request – 13 Brookview Circle:

Horton informed the Planning Commission of the background of the application. Adam Keiper of Light-Heigel & Associates provided an overview of the application. He informed the Planning Commission that the applicant is requesting to maintain a fence within the easement area. He provided reports supporting the position of the property owner that the fence will not cause harm to neighboring properties. Discussion ensued on the legal aspects of the application. Horton stated that the information will be forwarded to legal counsel for review. Keiper continued to answer questions from the Planning Commission.

Action(s):

Moved by McDonald, seconded by Grey to accept the modification proposal of 13 Brookview Circle for review. Motion unanimously approved.

Other Business:

Horton informed the Planning Commission that Borough Council approved the new Stormwater Management Ordinance at their December meeting. Ethics reporting forms were provided to members to be completed by the deadline. Annual reports to Borough Council were also provided to Planning Commission members.

Adjournment:

The Planning Commission adjourned at 7:21 p.m. on a motion offered by Spayd, seconded by McDonald.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "Rodney L. Horton, MPA".

Rodney L. Horton, MPA
Planning & Zoning Director