

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

January 14, 2020

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, January 14, 2020, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Dr. Kyle Kopko, Jenni Woodworth, Christine R. Seitz, and Tyler Hoover. Everal McDonald was absent. Planning and Zoning Director, Pamela Roberts was also present.

Public Comment:

There was no comment from the public to be heard.

Election of Officers:

Moved by Woodworth, seconded by Seitz to elect Kopko Chair of the Planning Commission for 2020. Motion passed 3-0 with Kopko abstaining.

Moved by Kopko, seconded by Seitz to elect Woodworth Vice-Chair of the Planning Commission for 2020. Motion passed 3-0 with Woodworth abstaining.

Meeting Minutes:

The minutes of the Planning Commission meeting held on December 10, 2019 were unanimously approved on a motion offered by Seitz, seconded by Woodworth.

Presentation of Zoning Ordinance Text Amendment Proposal:

Thomas Nehilla with Barley Snyder was present to introduce a Zoning Ordinance text amendment proposal for the Mixed-Use District. Attorney Nehilla began the presentation by stating that amendment prepared by his clients is before the Planning Commission as a draft proposal only and is meant to gather comments and feedback from commission members. The same proposal will be presented to Borough Council to similarly receive feedback.

The proposed draft amendment was created as a way to optimize development within the Mixed-Use district. 449 West High Street is an underutilized property within the Borough. The property consists of parking spaces for the neighboring apartment complexes, Lofts at Savoy and Whistlestop View Apartments. The potential buyer of 449 West High Street feels that the property would be better utilized as a residential property with a retail use on the first floor. Compliance with the current zoning requirements for the Mixed-Use district would be very restrictive for this type of development and would result in an odd building that is not cost effective.

The draft amendment proposes changes to the zoning ordinance specifically for properties over one acre in the Mixed-Use district. Sidney Kime, ELA Group, informed the Planning Commission that there are 10 properties in the Mixed-Use District that are over an acre. Eight of the properties are already fully developed. The two remaining properties that could benefit from the zoning amendment are 449 West High Street and the portion of Masonic Village that is within the Borough limits.

Attorney Nehilla outlined the proposed revisions to the zoning ordinance for properties over an acre in the Mixed-Use District, which included reducing the required lot area, increasing permitted lot coverage, and creating a

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consistent front yard setback. Attorney Nehilla also explained proposed revisions to apartment regulations, including increasing the number of dwelling units in an apartment building to 48 units and increasing the allowed number of floors in a building to 5.

Planning Commission members asked a number of question including if there will be a mix of uses at the property and if there will be sufficient parking. Attorney Nehilla stated a final decision had not been made as to whether there would be a retail element on the property but parking would be provided on site for both commercial and residential uses.

The Planning Commission recommended that the height limit of 5 floors for a building be reduced to 4 floors. The Planning Commission felt that 5 floors would not fit with the scale of the surrounding buildings. The Planning Commission also strongly suggested that a retail location be considered at the property.

Mars Chocolate Preliminary/Final Land Development Plan:

Roberts stated that the applicant submitted a request to table the plan at the January Planning Commission meeting. The applicant's engineer is preparing a revised submission and will be ready to present at the February meeting.

Action:

Moved by Kopko, seconded by Woodworth to table the Mars Chocolate Preliminary/Final Land Development Plan until the February 11th Planning Commission meeting. Motion passed unanimously.

Other Business:

The Planning Commission welcomed Graham Warburton to the meeting. Graham attended the meeting as part of a merit badge for Boy Scouts.

Adjournment:

The Planning Commission adjourned at 7:22 p.m. unanimously approved on a motion offered by Kopko, seconded by Woodworth.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director