

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

July 9, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, July 9, 2019, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chairman Kyle Kopko, Vice Chairman David Grey, Jenni Woodworth, and Christine R. Seitz. Everald McDonald was absent. Planning and Zoning Director, Pamela Craddock and Jennifer Prunoske of Hanover Engineering were also present.

Public Comment:

There was no comment from the public to be heard.

Meeting Minutes:

The minutes of the Planning Commission meeting held on June 11, 2019 were unanimously approved on a motion offered by Seitz, seconded by Grey.

Village Green Apartment Complex Preliminary/Final Land Development Plan:

Jeff Shyk, K&W Engineering, briefly explained what revisions had been made to the plan since it was last before the Planning Commission in April. Mr. Shyk detailed the six waivers requested and answered questions from the Planning Commission and Borough Staff. All waivers requested are listed below.

- a) Chapter 17, Section 302.A.(2)(c) - Maximum Loading Ratio
- b) Chapter 17, Section 307.1.B – Fencing
- c) Chapter 17, Section 307.2.A.(2)(b) - Maximum Interior Slopes
- d) Chapter 17, Section 307.4.A.(9) - Pipes Entering Inlets Completely through One Side
- e) Chapter 17, Section 503.2.M(5) - Profile Drawing shall be Provided for Roof Drains
- f) Chapter 22, Section 403 – Preliminary Plan Processing

There was significant discussion about the waiver request for fencing around the stormwater basin. Due to the steep slopes proposed as part of the design of the facility, the ordinance requires fencing to be placed around the basin as a safety measure. The Planning Commission stated that a physical barrier of some sort would be required. It was suggested that instead of a fence, some sort of plantings could be incorporated. Mr. Shyk and Tony Seitz, High Associates, agreed to include a physical barrier of some sort by the facility.

Craddock asked about the sidewalk near the parking lot for the recreational area of the property. Due to the design of the current parking area, pedestrians must walk around any cars that parked in the lot. As a conditional of approval of the Conditional Use, pedestrian access by the pool house was to be redesigned. An additional walkway was added around the parking area but Craddock had concerns that pedestrians would not realize it was a public sidewalk. Mr. Shyk and Mr. Seitz stated that they understood the potential confusion and would take time to address the walkway.

During the resubmission of plans and waiver requests, the written request for a waiver of maximum loading ratios was missed. Hanover Engineering did include that waiver in their review and had no issue with the request. The Planning Commission approved the waiver request with the condition that a written request would be submitted.

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Action:

Moved by Kopko, seconded by Woodworth to recommend Borough Council approve the Village Green Apartment Complex Preliminary/Final Land Development Plan under the condition that a written waiver request of Chapter 17, 302.A.(2)(c) is submitted to the Borough. Motion passed unanimously.

Elizabethtown College Athletics Major Stormwater Management Plan:

Chairman Kopko introduced the Elizabethtown College Athletics Major Stormwater Management Plan and stated that he would be recusing himself from all discussion on the project.

David Madary, Derck and Edson, reintroduced the project to the Planning Commission and explained the revisions that had been completed to the stormwater management plan. The plan that was first submitted kept the softball field in its original location and added infiltration to help drain the field and stop soggy conditions from continuing to happen. Unfortunately, the cost of that portion of the project came back much higher than expected so the softball field is now being moved to the newly constructed field next the Bowers Fitness Center. This will allow all of the facilities to be in a more central location and players will be able to play on a dry field.

The field contains stormwater facilities for the Bowers Fitness Center. Section 605 of the Stormwater Ordinance states that no improvements may be placed over top of an existing stormwater facility. Mr. Madary stated that a portion of the softball field dugout will be located over the facility but will have no impact. On behalf of Elizabethtown College, Mr. Madary verbally requested a waiver of Section 605 of the Stormwater Management Ordinance. The Planning Commission approved the waiver request with the condition that a written request would be submitted.

Action:

Moved by Seitz, seconded by Grey to recommend Borough Council approve the Elizabethtown Athletics Major Stormwater Management Plan under the condition that a written waiver request of Chapter 17, Section 605 is submitted to the Borough. Motion passed 3-0.

Elizabethtown College Masters Center Addition Preliminary/Final Land Development Plan:

Chairman Kopko introduced the Elizabethtown College Masters Center Addition Preliminary/Final Land Development Plan and stated that he would be recusing himself from all discussion on the project.

David Madary, Derck and Edson, introduced the Masters Center land development project and answered a few questions from the Planning Commission. The project includes a three story building addition to the Masters Center. The new addition will house classrooms and offices for the Physician's Assistant (PA) academic program. The PA program will be a new offering at Elizabethtown College and space needed to be created for students and faculty.

The Masters Center addition received conditional use approval on June 20, 2019 from Borough Council.

Action:

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Moved by Grey, seconded by Seitz to accept the Elizabethtown College Masters Center Addition Preliminary/Final Land Development Plan for review. Motion passed 3-0.

Other Business:

Brad Stewart, Lancaster County Planning Commission, was present at the meeting to introduce himself to any of the Planning Commission members he had not before. He explained the role of the Lancaster County Planning Commission and a few of the ways the LCPC can assist municipalities. Mr. Stewart also updated the Planning Commission on the current status of the Lancaster County comprehensive plan, places2040. The Planning Commission had a few questions about the status of other municipalities and projects around Lancaster County.

Adjournment:

The Planning Commission adjourned at 7:20 p.m. unanimously approved on a motion offered by Kopko, seconded by Woodworth.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director