

MINUTES  
ELIZABETHTOWN BOROUGH  
PLANNING COMMISSION

August 13, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, August 13, 2019, at 6:38 p.m. at the Elizabethtown Borough Office. The Commissioners present were Everal McDonald, Jenni Woodworth, and Christine R. Seitz. Chairman Kyle Kopko was absent. Planning and Zoning Director, Pamela Roberts 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 July 9, 2019 were unanimously approved on a motion offered by Woodworth, seconded by Seitz.

**Village Green Apartment Complex Preliminary/Final Land Development Plan:**

Jeff Shyk, K&W Engineering, briefly explained that while working through the comments of the previous Planning Commission meeting and Hanover Engineering review, it was discovered that an additional waiver request would be required. The new waiver request is listed below.

a) Chapter 17, Section 303 – Runoff Rate Calculations

Mr. Shyk updated the Planning Commission on the revisions that have been made since the plan was last before the commission. Mr. Shyk also explained in detail the additional waiver request. Jennifer Prunoske with Hanover Engineering explained that the waiver request was very minor and would not have an impact on the project. All other concerns and comments from the Planning Commission had been addressed in the new submission.

**Action:**

Moved by Woodworth, seconded by Seitz to recommend approval of the waiver request of Chapter 17, Section 303 – Runoff Rate Calculations. Motion passed unanimously.

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

David Madary, Derck and Edson, introduced the Masters Center land development project and oriented the Planning Commission to the location of the addition on the Elizabethtown College Campus. Mr. Madary explained the project in detail and answered questions from the Planning Commission. The Masters Center addition, which will house classrooms and offices for the Physician's Assistant (PA) academic program, received conditional use approval on June 20, 2019 from Borough Council.

Mr. Madary stated that two older street trees in poor health will be replaced with new trees. He also explained that the existing walkway by East College Avenue will be replaced. Mr. Madary discussed in detail a few of the comments from Hanover Engineering's review letter, dated August 13, 2019. When Elizabethtown College constructed the Bower's Fitness Center, a significant amount of extra volume control was added to the stormwater facility. As a result of this, Elizabethtown College would like to use the additional volume control from the

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Bower's Center towards this project even though it is located in a different part of the campus. The actual volume from the addition will be captured by Lake Placida. As part of the RACP Major Stormwater Management Plan, Derck and Edson calculated the remaining capacity of the lake. The additional volume from the Masters Center Addition will be well within the capacity of Lake Placida. To help address the quality of the stormwater runoff created by the Masters Center addition, filters will be added to the inlets and maintained by Elizabethtown College employees. Additional trees and plantings will also be added. Mr. Madary and Matthew Aungst with Elizabethtown College verbally requested the following waivers based on the conversation with the Planning Commission.

- a) Chapter 17, Section 302 – Volume Controls
- b) Chapter 17, Section 304.1 – Stormwater Runoff
- c) Chapter 20, Section 303 – Preliminary Plan

**Action:**

Moved by Woodworth, seconded by Seitz to recommend Borough Council approve the Elizabethtown College Masters Center Addition Preliminary/Final Land Development Plan under the condition that written waiver requests of Chapter 17, Section 302 & 304.1 and Chapter 20, Section 303 are submitted to the Borough and the comments of the August 13, 2019 review letter from Hanover Engineering are addressed. Motion passed unanimously.

**Other Business:**

Roberts announced that Vice Chair David Grey had submitted his resignation from the Planning Commission. On a motion offered by Seitz and seconded by Woodworth, Everal McDonald was nominated as Vice Chair of the Planning Commission. Motion passed 2-0.

**Adjournment:**

The Planning Commission adjourned at 7:10 p.m. unanimously approved on a motion offered by McDonald, seconded by Woodworth.

Respectfully Submitted,

Pamela Roberts  
Planning and Zoning Director