

ELIZABETHTOWN BOROUGH COUNCIL
REGULAR MEETING
January 16, 2020
Minutes

The regular meeting of Elizabethtown Borough Council was held on Thursday, January 16, 2020 at 7:00 p.m. at the Borough Office. Present were Council members Tom Shaud, J. Neil Ketchum Jr., J. Marc Hershey, Phil Clark and Jeff McCloud. Also present were Borough Manager Roni Ryan, Police Chief Ed Cunningham, Planning and Zoning Director Pam Roberts, Public Works Director Jeff Kinsey and Mayor Chuck Mummert. Absent was Council member Bill Troutman.

President Marc Hershey called the meeting to order at 7:00 p.m. Members of Cub Scout Pack #85 led meeting attendees in the Pledge of Allegiance.

Presentation of Holiday Parade Awards

Doug Knauss presented the 2019 Holiday Parade Awards. Awards were presented to Cub Scout Pack #85 as the Judges Choice; Longenecker's Hatchery for Best Commercial entry; and West Green Tree Church for Best Non-Profit entry. President Marc Hershey thanked Knauss and GEARS for organizing the parade and participants for its success. He congratulated all the winners.

Public Hearing - Re-Zoning Petition for 105-107 Maytown Ave

President Marc Hershey opened the public hearing at 7:09 p.m. and outlined the agenda for the hearing. Present representing the application were Brian Cooley of DC Gohn, Terry Burkhardt for 105 Maytown Avenue, Dan Burkholder for 107 Maytown Avenue, and John Thiry for the listing agent for 107 Maytown Avenue.

Cooley presented the application for rezoning the properties at 105 Maytown Avenue, consisting of two lots, and 107 Maytown Avenue, consisting of one lot, from R-1 Low Density Residential to R-3 High Density Residential. Cooley referenced a schematic proposal for the lots should the proposal for R-3 Residential receive approval and noted that land development plan submittal and approval would provide actual proposed development details.

Cooley provided justification that all of the Conoy Crossing development is in the R-3 Residential zoning district and including 105 and 107 Maytown Avenue would be a natural extension of the zoning district. He noted that the Amtrak line runs adjacent to all properties; the properties in the proposal have access to public water and sewer; the properties have access to Maytown Avenue and a proposed connection to Phases 4 & 5 of Conoy Crossing.

Cooley noted that permitted uses in the R-3 zoning district provide an excellent opportunity for housing options in the Borough and is consistent with surrounding uses in this location, particularly Conoy Crossing. He noted the recommendations of the Lancaster County Planning Commission and the Elizabethtown Borough Planning Commission were in general support of the proposed zoning change.

Borough Council member Shaud asked if the proposal was shared with Maytown Avenue property owners. The Planning & Zoning Director noted that proper notification was provided to surrounding property owners as per the Municipalities Planning Code, and the ordinance was

advertised. Council member Clark noted clarification that Council's action this evening was only to approve the zoning and not specific plans for development. The applicant responded to a question on timing that 107 Maytown Avenue would likely be developed first and then 105 Maytown Avenue as a separate lot. A member of the public asked if the proposal included razing existing buildings, and the applicant responded yes.

There were no other comments or questions presented, and at 7:20 p.m. the hearing was closed.

Public Comment

There was no public comment to be heard.

Approval of Meeting Minutes

After a motion by Clark, second by McCloud, minutes of the following meetings were unanimously approved:

1. Regular Meeting – December 19, 2019
2. Reorganization Meeting – January 6, 2020

Reports

1. The Financial Report was unanimously approved after a motion by Ketchum and second by Clark.
2. There were no questions on the Code Enforcement report.
3. The Fire Company responded to 42 calls, during the month of December, of which 16 were in the Borough, with an average response time of 5 minutes 31seconds.
4. Northwest EMS responded to 90 calls within the Borough during the month of December bringing the total year to date calls to 1,233 calls.

Old Business

There was no old business addressed by Borough Council.

New Business

1. It was motioned by Shaud, seconded by Clark, to approve Ordinance No. 996 amending the Borough's Code of Ordinances, Section 2012 Zoning, by changing the zoning classification of those tracts of land bounded by Amtrak railroad tracks, Conoy Crossing Development, and Maytown Avenue, currently zoned R-1 Low Density Residential District to a new classification of R-3 High Density Residential District. Motion carried unanimously by roll call vote with Troutman absent.

President Hershey noted that the approved zoning change matches the goals of Lancaster County's places2040 and it utilizes the land for higher density residential development, grows the tax base, and supports economic development.

2. It was motioned by McCloud, seconded by Clark, to approve Resolution 2020-1 outlining the disposal of certain records in accordance with the Pennsylvania Historical and Museum Commission Municipal Records Manual as amended March 28, 2019. Motion carried unanimously.

3. After discussion, it was motioned by Ketchum, seconded by Clark, to extend the existing February 28, 2020 deadline to a new deadline of October 30, 2020 for written notification by any participating party of withdraw from either extending or renewing the GEARS Reorganization Agreement, understanding that the existing GEARS Reorganization Agreement will expire on December 31, 2020. Motion carried unanimously.

President Hershey noted following the vote the importance of GEARS to the community for residents of all ages to participate in recreation activities. He extended his hope that all entities participating in GEARS recognize the importance of the services GEARS provides to the community and not just the financial components of providing a program.

4. It was motioned by Ketchum, seconded by McCloud, to approve an amendment to the Non-Uniformed Employee Personnel Policy dated May 16, 2019 to address the terms of health care benefits for employees on unpaid leave status. Motion carried unanimously.

Bills Payable

It was motioned by McCloud, seconded by Ketchum, to approve the list of monthly bills and budgeted transfers as presented:

General Fund	\$274,948.11
Unemployment Fund	\$3,052.50
Sewer Fund	\$121,666.66
Capital Reserve Fund	\$47,311.64
Construction Fund	\$33.62
Train Station Fund	\$1,917.38
Subdivision Escrow Fund	\$4,469.66
Health Insurance Fund	\$2,959.91
Parks Fund	\$303.19

The motion carried unanimously.

Council Remarks

Council members extended their appreciation to out-going Borough Manager Roni Ryan.

Adjourn

President Hershey noted that following the meeting, Borough Council will convene an executive session to discuss a personnel matter. Following a motion by Shaud, seconded by Clark, the meeting unanimously adjourned at 7:43 p.m. Motion carried unanimously.

Respectfully Submitted,

Rebecca S. Denlinger
Borough Manager