

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

October 8, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, October 8, 2019, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chair Kyle Kopko, Vice Chair Everald McDonald, Jenni Woodworth, Christine R. Seitz, and Tyler Hoover. 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 August 13, 2019 were unanimously approved on a motion offered by Seitz, seconded by McDonald.

Conoy Crossing Phase 4 & 5 Preliminary/Final Land Development Plan:

Brian Cooley, DC Gohn Associates, was present to introduce the Preliminary/Final Land Development Plan to the Planning Commission. Mr. Cooley briefly explained the history of the property and the previous phases of the development that have already been constructed. The development consists of 38 townhouse units and 1 duplex for a total of 40 units. This phase of construction was originally designed as two separate phases, but it is now being submitted as one land development plan.

Mr. Cooley stated that Conoy Crossing Phase 3 already has a NPDES permit and instead of applying for a new permit for Phases 4 & 5, Lancaster County Conservation District would like Conoy Crossing to amend the existing permit. Mr. Cooley also listed a number of waivers that are being requested. Vice Chair McDonald asked Mr. Cooley to explain the loading ratio waiver request. Mr. Cooley stated that the waiver is being requested because of the high density of lots and townhomes

Roberts stated that a number of proposed lots will have impervious coverage over the 50% allowed in the R-3 High-Density Residential zoning district and asked how that will be addressed. Mr. Cooley said that he would look into the matter, but that he believed relief of the density requirements had been granted in the past. Roberts stated that borough staff is aware of a variance for the required visual breaks for multiple townhouse units, but not for an increase in impervious coverage. Mr. Cooley stated that the matter would be considered further.

Action:

Moved by McDonald, seconded by Seitz to accept the Conoy Crossing Phase 4 & 5 Preliminary/Final Land Development Plan for review. Motion passed unanimously.

AutoZone Preliminary/Final Land Development Plan:

Jeffery Berneburg from McIlvried, DiDano, & Mox was present to discuss the AutoZone land Development Plan to the Planning Commission and answer any questions. Mr. Berneburg gave a brief update on where the submission currently stands.

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Planning Commission Member Woodworth asked if any of the Commission's traffic concerns had been addressed. Mr. Berneburg explained that Borough staff and the applicant's engineers met with PennDOT officials regarding the traffic submission. PennDOT did not make a determination on whether any specific controls would need to be installed and requested that additional information be gathered. Mr. Berneburg said that he anticipates a submission being sent to PennDOT soon.

Roberts stated that the plan submitted has zoning ordinance issues that will require revision or variances. Mr. Berneburg stated that AutoZone had obtained legal counsel and will be applying for variances through the Elizabethtown Borough Zoning Hearing Board.

Roberts also stated that the Borough has concerns about the proposed stormwater management system. The plan proposes a direct connection to the PennDOT conveyance system. PennDOT would require Elizabethtown Borough to be the applicant for the connection, which is something the Borough has not done in recent years. It was recommended by Hanover Engineering that a meeting be set up between the applicant and Borough staff to discuss the proposed connection. Mr. Berneburg said that could be arranged.

The Planning Commission chose to table the plan until the outstanding issues were resolved.

Other Business:

Roberts gave a status update on projects that had already received a recommendation of approval from the Planning Commission.

Adjournment:

The Planning Commission adjourned at 7:25 p.m. unanimously approved on a motion offered by Kopko, seconded by Woodworth.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director