

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

November 12, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, November 12, 2019, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chair Kyle Kopko, Jenni Woodworth, and Tyler Hoover. Vice Chair Everal McDonald and Christine R. Seitz were absent. Planning and Zoning Director, Pamela Roberts was 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 October 8, 2019 were unanimously approved on a motion offered by Woodworth, seconded by Hoover.

Mars Chocolate Conditional Use Application:

Eric Brinser, Rettew, was present at the meeting on behalf of the applicant, Mars Chocolate. The applicant is hoping to construct two additions to the existing structure to increase efficiency at the plant. Both additions will be on the rear of the building and will not be visible from the street. The additions consist of two structures, the Positive Release Building and the Bean Receiving Building.

The Positive Release Building contains chocolate storage structures. The capacity of the chocolate will not be increased as a result of this project. The existing storage will be moved to the new addition. The Bean Receiving Building will be constructed in a way to efficiently receive raw materials. Because there will be no increase in capacity at the facility, Mr. Brinser stated that no new employees would be hired and no additional vehicular or truck traffic would be generated.

Planning Commission Member Hoover asked if any additional parking would be constructed. Mr. Brinser said that no new parking was to be provided because no additional employees would be hired as a result of the project. Hoover stated that he believed parking is based off of square footage and not the number of employees. Roberts confirmed that parking is calculated on the square footage of industrial buildings. Industrial sites must provide 1 parking space for every 800 square feet of building area. Mr. Brinser said that this would be discussed with the applicant and verification of sufficient parking would be provided at the conditional use hearing.

Action:

Moved by Koko, seconded by Woodworth to recommend approval of the Mars Chocolate conditional use application and extension of time request with the condition that verification of sufficient parking is provided to Borough Council. Motion passed unanimously.

Other Business:

Roberts gave a status update on projects that had already received recommendations of approval from the Planning Commission and other projects that will likely be presented to the Commission soon.

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Adjournment:

The Planning Commission adjourned at 6:43 p.m. unanimously approved on a motion offered by Kopko, seconded by Woodworth.

Respectfully Submitted,

Pamela Roberts
Planning and Zoning Director