

MINUTES OF THE ELIZABETHTOWN BOROUGH ZONING HEARING BOARD

August 5, 2019

The Elizabethtown Borough Zoning Hearing Board held a public meeting on Monday, August 5, 2019 at 7:00 P.M. at the Elizabethtown Borough Office, 600 South Hanover Street, Elizabethtown, PA. The meeting was attended by a quorum of the members of the Zoning Hearing Board. Also in attendance were Pamela Roberts, Borough Zoning and Planning Officer, and Bernadette M. Hohenadel, Solicitor.

This was the second meeting of the Zoning Hearing Board in 2019 and the temporary reorganization which was put in place at the June 2019 meeting was continued, pending attendance by a full complement of the Board. Roger Powl served as temporary Chairman and Eric Kopp as Member.

The following matter was heard and oral decision rendered:

I. Application of Greater Elizabethtown Area Recreation & Community Services (GEARS)

A. The Board heard a request from GEARS for a Variance to increase the number of children in the Kindergarten Day Care Program from 25 up to 36.

1. GEARS is looking to collaborate with Cornerstone Youth Center to locate the Kindergarten Day Care Program at Cornerstone's building located at 95 South Wilson Avenue, Elizabethtown.
2. No one appeared or sought party status at the Zoning Hearing.
3. Applicant was granted approval of a conditional use to establish the kindergarten daycare facility at the Cornerstone property by the Borough Council by decision dated July 24, 2019.
4. Section 1507.2 permits up to 25 children and the conditional use approval required that a variance would be needed to accommodate more than that number.
5. The Applicant presented testimony from Barry Acker, Executive Director of GEARS and Laurie Shepler, Associate Director of Cornerstone, during the course of presentation of the application.
6. The Applicant presented testimony as to the proposed plan for use of the Cornerstone facility for the Kindergarten daycare, including details as to the need for this location, how the center will be operated, and necessary approvals to be obtained for the use from the state Department of Public Welfare.

7. The Property is currently used as a Youth Center for children in grades 7-12 during after school hours and in the evening.
8. Pamela Roberts, Elizabethtown Borough Planning and Zoning Officer, advised that the Borough did not oppose the zoning application.

The Property was posted in advance of the Hearing, and notice of the hearing was published and mailed to adjoining property owners. The proof of publication, proof of posting and copies of correspondence to adjoining property owners were made part of the record. In addition, a copy of the decision rendered on the conditional use was marked as an exhibit and made part of the record.

Following the close of testimony, a Motion was made and acted upon:

1. A Motion was made to approve the Variance to permit up to 36 children in the GEARS Kindergarten Day Care program. The Variance shall be subject to all testimony and evidence presented by the Applicant at the hearing and the Applicant shall be required to obtain all necessary approvals and permits for use and occupancy of the Property, by both local and state agencies, and to coordinate with the Borough the signage to be used on the Property.

The Motion was unanimously approved by the Zoning Hearing Board.

At the conclusion of the Hearing, the meeting was adjourned.

Respectfully submitted,

Pamela Roberts
Elizabethtown Borough
Planning and Zoning Director