

MINUTES OF THE ELIZABETHTOWN BOROUGH ZONING HEARING BOARD

February 5, 2018

The Elizabethtown Borough Zoning Hearing Board held a public meeting on Monday, February 5, 2018 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 Craddock, Borough Zoning and Planning Officer and Bernadette M. Hohenadel, Solicitor.

This was the first meeting of the Zoning Hearing Board in 2018 and reorganization was required. It was moved and seconded, and unanimously approved, that the leadership of the Board remain as it was in 2017 with Rick Jones as Chairman, Vaughn Nissley as Vice Chairman, Dieter Ott as Member, and Roger Powl as Alternate Member.

The following matter was heard and oral decision rendered or other action taken:

I. Application of Trustees of the Masonic Temple of the Grand Lodge for the Benefit of the Masonic Village (Sycamore Square Apartments)

- A. The Board heard a request from Masonic Village for a Variance to allow 12 units per building in the proposed apartment buildings at the Property located at One Masonic Drive, Elizabethtown Borough, Pennsylvania. The Ordinance permits 8.
 1. The Property is located in the Mixed Use (MU) Zoning District.
 2. No one appeared or sought party status by the Zoning Hearing Board at the Zoning Hearing.
 3. The Applicant presented testimony from Craig Smith of RGS Associates and Patrick Sampsell of Masonic Village during the course of presentation of the application.
 4. The Applicant presented a plan showing the overall layout of the proposed apartments as well as architectural renderings of the four buildings and draft layouts for the units.
 5. The owner of the Property is the Trustees of Title of the Masonic Temple and Other Real Estate of the Grand Lodge for the Benefit of the Masonic Villages of the Grand Lodge of Pennsylvania.
 6. The Property is currently vacant space and lies between Masonic Dive and two existing apartment buildings located on the Masonic Village campus. There is also an existing stone structure which is proposed to be used as an office and a restaurant space.

7. The Applicant proposes to construct four three story apartment buildings, each approximately 30,000 square feet, with 12 apartment units on the upper two levels in each building and parking/garages on the lower level.
8. Approximately 10 years ago, the property had been proposed for commercial development with an approved plan for two apartment buildings and three commercial buildings, each approximately 55,000 square feet. The two apartment buildings approved by that plan were constructed, containing 60 and 66 units respectively, together with parking and access drives, but the plan for the three commercial buildings was never completed.
9. The proposed new apartment buildings are located in the same area as was to be used for the commercial buildings under the previous plans, but will be less intense use of the property in terms of overall size and traffic generated. The Applicant is also processing a conditional use application through the Borough for residential uses within the Mixed Use District.
10. Pamela Craddock, Elizabethtown Borough Planning and Zoning Officer, testified that the Borough did not oppose the zoning application.

Pamela Craddock, Borough Zoning and Planning Officer, testified that 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.

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

1. A Motion was made to approve the Variance to permit each of the proposed apartment buildings to have 12 units instead of the 8 units permitted by the Ordinance. The Variance shall be subject to all testimony, exhibits 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.

The Motion was unanimously approved by the Zoning Hearing Board.

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

Respectfully submitted,

Pamela Craddock
Elizabethtown Borough
Planning and Zoning Director