

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

June 11, 2019

The Elizabethtown Borough Planning Commission held its monthly meeting on Tuesday, June 11, 2019, at 6:30 p.m. at the Elizabethtown Borough Office. The Commissioners present were Chairman Kyle Kopko, Everald McDonald, and Jenni Woodworth. Vice Chairman David Grey and Christine R. Seitz were absent. Planning and Zoning Director, Pamela Craddock 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 May 14, 2019 were unanimously approved on a motion offered by Kopko, seconded by McDonald.

95 South Wilson Avenue Conditional Use Application:

Beth Miller, GEARS Kid Center, was present at the meeting to explain the conditional use application for 95 South Wilson Avenue. The property is currently home to the Cornerstone Youth Center, which is a permitted use in the Mixed-Use District. The GEARS Kid Center has out grown their current facility on South Poplar Street and is looking to operate their kindergarten daycare program from 95 South Wilson Avenue, which requires conditional use approval for a day-care center.

Children will be dropped off by their parents in the morning and then bused to the appropriate elementary school for afternoon kindergarten. After school ends, the children will remain at their elementary school for the afternoon day-care program and will not return to 95 South Wilson Avenue. Cornerstone Youth Center has a capacity for over 150 people, so the kindergarten program will not have a problem with capacity in the building. The children will be in the community room of the facility and the number of bathrooms meet all state regulations.

If approved at the June 20, 2019 Borough Council meeting, GEARS will proceed with all obtaining all necessary approvals from the Pennsylvania Department of Human Services.

Action:

Moved by Kopko, seconded by McDonald to recommend Borough Council approve the 95 South Wilson Avenue Conditional Use Application. Motion passed unanimously.

Elizabethtown College Conditional Use Application:

After introducing the agenda item, Chairman Kopko recused himself from discussion due to a conflict of interest. David Madary with Derck and Edson, Richard Barton with MCA Architecture, and Mark Zimmerman with Elizabethtown College were present at the meeting to explain the conditional use application for Elizabethtown College to the Planning Commission.

Elizabethtown College is adding a new academic program to their curriculum, a Physician's Assistant Master's degree. There is insufficient room in the existing academic buildings for this program so the College is proposing

MINUTES
ELIZABETHTOWN BOROUGH
PLANNING COMMISSION

June 11, 2019

an addition to the Masters Center building. In the Institutional District, any building additions that exceed 10,000 square or result in a building in excess of 10,000 square feet must receive conditional use approval. The proposed building addition will be located by East College Avenue next to the entrance of the Leffler Chapel. The addition is specifically for the Physician's Assistant program and will accommodate approximately 45 students. Elizabethtown College hopes to begin classes in January 2021.

The existing walkway along East College Avenue will not be impacted by the project and will remain in place. If needed, the pathway may be repaved before the building addition project is complete. No additional parking is required due to lower enrollment at Elizabethtown College. During the master preliminary plan process, parking requirements were calculated off of a student enrollment of 1,750. The additional staff and students associated with the building addition will not exceed the previously calculated parking requirements.

This project will require land development approval so a more detailed land development will be in front of the Planning Commission, pending conditional use approval from Borough Council.

Action:

Moved by McDonald, seconded by Woodworth to recommend Borough Council approve the Elizabethtown College Conditional Use Application. Motion passed 2-0 with Kopko abstaining.

Adjournment:

The Planning Commission adjourned at 6:45 p.m. unanimously approved on a motion offered by Woodworth, seconded by McDonald.

Respectfully Submitted,

Pamela Craddock
Planning and Zoning Director