

MINUTES OF THE ELIZABETHTOWN BOROUGH ZONING HEARING BOARD

December 4, 2017

The Elizabethtown Borough Zoning Hearing Board held a public meeting on Monday, December 4, 2017 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.

At the commencement of the meeting, the Board Chairman, Rick Jones, recused himself the matter to be heard by the Board, because Mr. Jones' wife is a member of the Applicant's organization, and was active in the application submission and presentation. Vice Chairman, Vaughn Nissley presided at the meeting.

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

I. Application of United Churches of Elizabethtown Area

A. The Board heard a request from United Churches of Elizabethtown Area, for a Use Variance to establish a Community Social Services Building and Use at the Property located at 53 E. Washington Street, Elizabethtown Borough, Pennsylvania.

1. The Property is located in the R-3 Zoning District.
2. The following individuals requested, and were granted, party status by the Zoning Hearing Board at the commencement of the Zoning Hearing:
 - A. Andrew George, 37 E. Washington St., Elizabethtown, PA
 - B. Thomas Shaud, 119 E. Washington St., Elizabethtown, PA
 - C. Gladys Greiner, 40 Washington St., Elizabethtown, PA
 - D. Mary Shaak, 35 E. Washington St., Elizabethtown, PA
3. The Applicant presented testimony from Douglas Lamb, Sandra Kurtz and Deborah Jones, during the course of presentation of the application.
4. The Applicant introduced Applicant's Exhibit "1", consisting of a twelve-page printed document, reflecting various photographs of the site, and information; the Applicant introduced Applicant's Exhibit "A-2" being a multi-page document entitled "HUB Resource Guide." During the course of testimony, the Applicant's witnesses referred to various elements of Applicant's Exhibit "1" and "2".
5. The owner of the Property is St. Peter's Catholic Church of the Diocese of Harrisburg. The Applicant is the equitable owner of the Property, having entered into an Agreement of Sale with the property owner. A copy of the

Agreement of Sale was included in the Application submitted by the Applicant.

6. The Property is currently used by St. Peter's Catholic Church. The structures on the Property consist of a single family structure with two upstairs apartments, and the former St. Peter's Parochial School, which is now used for church and community related activities. There is additional open space on the parcel, which contains a small playground.
7. The Applicant proposes to establish a Community Social Services Building and use upon the Property, as a centralized location for various community activities. The Applicant is the United Churches of the Elizabethtown Area (UCEA), which a forty-two year old organization whose mission includes operating the community food pantry, the clothing bank, meals on wheels and other related community activities.
8. The Applicant proposes to utilize the Property as follows:
 - A. The first floor of the existing single family structure would be utilized as the location of the food pantry. The existing two upstairs apartments would continue to be used for housing.
 - B. The former St. Peter's Parochial School building would be utilized to serve as the Winter Shelter. The cafeteria area of the school would be used as a shelter, and alterations would be made to create showering facilities. The second floor of the former school building (where classrooms are located) would be converted into office space to be used by interested organizations.
 - C. The "second phase" of the project would include the construction of a new facility in the current open space on the Property. The new facility would contain the following proposed services:
 - i. Food pantry/clothing bank
 - ii. Offices and conference rooms for service organizations
 - iii. Kitchen area/dining room
 - iv. Temporary housing
 - v. Storage
 - vi. Winter shelter/daycare center
9. The existing parking provided at the Property exceeds the needs for the Applicant to use the existing structures; any additional required parking for any future buildings to be constructed would be installed by the Applicant, as needed, to comply with the requirements of the Zoning Ordinance or Subdivision and Land Development Ordinance.

10. The Applicant testified at length regarding the need for comprehensive community services in the Elizabethtown community, to be administered by the UCEA. The UCEA will work as a centralized administrator, to direct needy individuals to the appropriate service provider. The Applicant testified that the Property location provides an ideal centralized location in the community, within walking distance of many locations, for such services.
11. The hours of operation for the social services campus will be from 9 a.m. to 9 p.m., daily. It is anticipated that the peak hours of operation will be between 10 a.m. and 3 p.m., and 5 p.m. to 8 p.m. The winter shelter currently locks its doors at 8 p.m. (the winter shelter operates for seventeen weeks from November through April), and does not accept any individual after that time, unless escorted by the Elizabethtown Borough Police.
12. The Applicant estimates that during the peak operating hours for the social services campus, approximately 10-15 people will be utilizing the services offered such as the community cupboard and counseling services.
13. In addition, throughout its operation, the shelter has an estimated twelve individuals per night, and serves individuals in need of winter shelter in Elizabethtown, Bainbridge, Reams, Mount Joy, Maytown and Marietta.
14. The Applicant testified that there is adequate parking for its current proposed use of the existing buildings, and room for additional parking as necessary to accommodate future construction. The Applicant also noted that only approximately 25-30% of its clientele have vehicles; the bus stop is located in close proximity to the Property on Market Street.
15. The Applicant testified that the Property is uniquely situated, and is unique in the R-3 Zoning District in terms of size, location and existing structures. The Applicant's proposed use of the Property is likewise uniquely conformed to utilize the Property without further need for subdivision, or reconfiguring of the lot, with the exception of possible future building construction.
16. The nearby residents who were granted party status to the Application (Andrew George, Thomas Shaud, Gladys Greiner and Mary Shaak) each testified that they had concerns regarding potential parking, potential traffic congestion and potential pedestrian traffic. However, each of the additional parties also acknowledged the need for a unified community services organization and location in Elizabethtown, and generally spoke in favor of the Application to the extent that adequate parking and supervision of the facility is provided.
17. Pamela Craddock, Elizabethtown Borough Planning and Zoning Officer, testified that the Borough did not take a position either in favor of, or in opposition to, the zoning application.

Greg Gobrecht, Borough Code Enforcement 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 collectively marked as Board Exhibit "1". The Application and documents submitted by the Applicant along with the Application were marked as Board Exhibit "2".

Following the close of testimony, the Board deliberated in Executive Session. Following the Executive Session, the meeting was reconvened, and the following Motion was made and acted upon:

1. A Motion was made to approve the Use Variance for the establishment of a Social Services Center on the Property, conditioned upon the following:
 - A. All future buildings, structures or parking lots to be placed upon the Property shall comply with all applicable zoning and land development regulations; and
 - B. The Use Variance shall be subject to all testimony, exhibits and evidence presented by the Applicant at the hearing; and
 - C. The Applicant shall be required to obtain all necessary permits for use and occupancy of the Property, including any federal, state or municipal permits, certificates of occupancy, or other permitting which may be required for the Applicant to utilize the Property as requested.

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