



PLANNING COMMISSION MEETING MINUTES

Monday, July 17 at 7:00pm | Borough Council Chambers

Members Present: Charles Strauss, Martin Jolin, Nicholas Redman, John Rice, Sarah Kipp

Staff Members: Carly Marshall, Planning Director

Members of the Public: Dominic Picarelli, KPI; Susan Cipperly

Convene Meeting: Planning Commission Chair Charles Strauss called to order the Monday, July 17, 2023 meeting of the Gettysburg Borough Planning Commission at 7:00 p.m.

Review and Approve Agenda: Nick Redman made a motion to approve the agenda. Marty Jolin provided a second, and the motion carried 5-0.

Review and Approve Minutes: Sarah Kipp made a motion to approve the minutes for the Tuesday June 20, 2023 meeting as presented. Marty Jolin provided a second, and the motion carried 5-0.

Public Comment: None.

SLD-230001 - 0 Hanover Street Carly Marshall introduced a plan for the proposed development of 28 live-work townhouse units at the 0 Hanover Street property, explaining that live-work units are defined by the zoning ordinance as “a vertically mixed-use building involving a commercial use or uses, such as a shop, studio, office, or other place of business, on the ground floor in combination with a dwelling unit or units located above such place of business. A person or persons other than the proprietor of the business may occupy a live-work unit.”

Martin Jolin made a motion to accept the plan for review. Nicholas Redman provided a second, and the motion carried 5-0.

SLD-230002 - 687 York Street Dominic Picarelli presented the plan for a proposed lot addition of less than one acre from the current Schmuck Lumber property to the K&W Tire property. A portion of the area proposed for transfer is currently used for the K&W Tire business.

John Rice made a motion to accept the plan for review. Martin Jolin provided a second, and the motion passed 5-0.

2023-2024 Rezoning Character Areas review: There was discussion about the proposed character areas map related to the rezoning project, and in looking forward towards proposing zoning districts. The comments on the attached character areas map were as follows:

1. Fourth Street Estate Area – combine with rest of residential area. Not historic homes like Estate area on W. Confederate. If these houses were to redevelop, would want higher density like adjacent T3.2 (acknowledging floodplain/wetland limitations in rear of lots).
2. Water Street – Neighborhood-serving/low-intensity commercial (similar to end of Middle Street) to include Coldsmith’s & SCCAP.
3. E. Railroad Street – Debate on whether to put residential sections in a high-density residential or leave in industrial? Note: There is a lot of truck traffic on E. Railroad.
4. York Street – Commercial and residential mix. Strict design standards to improve gateway.
5. Hanover Street – Medium density residential. Gateway design standards. Middle street 2nd block + - residential.
6. End of E. Middle St – Neighborhood-serving, low-intensity commercial that allows government uses.

7. 2nd block of York and 1st block of middle – high density residential w/limited commercial that would not change residential appearances (professional/attorney offices, small signs, etc). Also on Chambersburg from next to Garryowen to West Street. (Note- going from a commercial district with a lot of allowable uses to a restricted residential district mid-block may cause some confusion).
8. Baltimore Street – encourage connection between Steinwehr & Downtown, but with strict design standards that preserve residential feel. This is the most authentic historic corridor in Gettysburg.
9. Maybe put hospital parking in alley behind Steinwehr in same district as Steinwehr. If it were to redevelop, would want it to serve the Steinwehr Commercial District.
10. Healthcare District – limit to Wellspan properties to limit further expansion into residential neighborhoods and to strongly encourage them to use the hospital lot more efficiently by densifying/building parking structure, adding height to hospital.
11. Elm Street District – Have to verify whether Elm Street program requires a district and if it can be a regular district and not an overlay. There appear to be efforts to revitalize the Elm Street program, if a district is required this would be a start. Medium to high-density residential.
12. Middle Street from Foursquare to end – high density residential
13. Hay, Seminary, Springs – low to medium-density residential

Announcements: Next Planning Commission meeting is scheduled for Monday, August 21, 2023 at 7:00 PM in Borough Council Chambers.

Additional Comments from Planning Commissioners: None.

Public Comment: None.

Adjournment: John Rice made a motion to adjourn the meeting at 9:45 pm. Nick Redman provided a second, and the motion carried 5-0.

BOROUGH OF GETTYSBURG PROPOSED CHARACTER MAP

VERSION DATE: 07/11/12

