

Draft

**July 9, 2015 Minutes
Community Development Committee**

Chair Susan Naugle called the meeting to order at 3:04 PM in the Borough Building, 59 East High Street. Those in attendance were: Council and Committee Members Rebecca Brown and Leonard Andrews; Charles Gable, Borough Manager; Scott Dellett, Borough Planning Director; Advisory members: Stephanie McIlwee, *Olde Getty Place* (Elm Street); and Director Deborah Adamik, Main Street Gettysburg.

Others in attendance: Council Members Scot Pitzer and John Butterfield; Charles Strauss; County Commissioner Marty Qually; Robin Fitzpatrick, President Adams County Economic Development Corporation; and Jim Hale of the *Gettysburg Times*.

Minutes

The minutes from the June 11, 2015 Community Development Committee meeting were approved as read.

Public Comment

There was no public comment.

Request for an Impact Assessment of Proposed Gettysburg Crossing Development

Ms. Naugle explained that Council members had received emails expressing the view that the Borough should request an impact study be done to determine how the proposed Gettysburg Crossing commercial development in Straban Township will affect the Borough. There have also been at least two letters to the editor in the local newspaper also suggesting the need for an impact assessment. It was the response to truck traffic from residents and business owners along Baltimore Street at a recent meeting that compelled her to bring this question to the committee. With I-81 being a major warehouse and multimodal truck corridor, this may further increase truck traffic through the Borough. She sees it as a quality of life issue for residents. The discussion was not about the method of financing the development, but about understanding how the Borough will be affected, positively and negatively, and how we can plan for the future. She provided a list of potential questions that a study could address (attached). She also advised that the Borough would not be able to finance such a study.

Ms. Brown suggested that maybe other affected communities could share costs for a study. Of primary concern is the impact on Borough businesses. Commissioner Qually provided a copy of a recent study assessing development activities for the County and cautioned that the study was done by zip code and may not adequately address the Borough's needs. Cost of that particular study was \$30,000. Ms. Naugle advised that Straban completed a traffic study in 2011 which may yield some data on increased traffic. Ms. Fitzpatrick confirmed that an overall impact study has not been done and she is not familiar with any such studies from other areas. She stressed the need to be specific as to the impacts to be assessed. She will provide an electronic copy of the traffic study.

The committee discussed the uniqueness of Gettysburg and the difficulty of applying experiences of other communities. Any research would be somewhat anecdotal and may not apply to Gettysburg. We discussed potential impacts on wages and how that might impact Borough businesses and agreed that increased traffic will be a problem for the Borough and that PA's fragmented government makes it difficult to deal with impacts. Mr. Andrews sees an overall negative impact on the Borough. The Borough will realize little in the way of increased revenue from Gettysburg Crossing yet, it will have to deal with the outcomes.

Satellite Dishes in the Historic District

Ms. Naugle reported she is in the process of reviewing rulings by the FCC to identify those that will provide guidance for the Borough. She has found none dealing with regulating them in the historic district, and will contact the FCC for additional information if needed. Mr. Dellett had a conversation with HARB Chair Gary Shaffer and noted he is seeing more "dishes" in the historic district. The problem is less with owners and tenants than with the dish companies and the installers.

Steinwher Phase 2 Dedication

Ms Adamik reported that an event will be held in the fall.

Other Business

Ms. Naugle had emailed the final NPS report on Freedom Transit for review and future reference. And noted it is a positive report of the success of the service. This will be useful if Freedom Transit requests funding in the next budget.

Adjournment

The meeting adjourned at 4:47 PM.

The next meeting will be held on August 13, 2015 at 3 PM.

Susan Naugle, Chair