

**BOROUGH OF GETTYSBURG
TROXELL COUNCIL CHAMBERS
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL BUSINESS MEETING MINUTES
FEBRUARY 13, 2023**

President Wesley Heyser called the meeting to order at 7:00 PM with the following **Councilors present:** Vice President Matthew Moon, Mr. Christopher Berger, Mrs. Judith Butterfield, Mr. John Lawver, and Mr. Chad Carr. Ms. Patricia Lawson attended via telecommunications. **Staff present included:** Mayor Rita Frealing; Borough Manager Charles Gable; Assistant Borough Manager/Secretary Sara Stull; Borough Solicitor Harold Eastman, Barley Snyder; Police Chief Robert Glenney; Director of Historic & Environmental Preservation Debra English; Planning Director Carly Marshall; Public Works Director Robert Harbaugh, and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc. Parking Manager Rebecca Fissel was absent.

Others present included: Jill Sellers, President of Main Street Gettysburg; Scott English, owner 66-68 West High Street; Susan Cipperly, 314 North Stratton Street; Rosemary Meagher, 44 West High Street; Robert DeFayette, 100 King Street; Brandon Stone, 350 Park Street; and Kierstan Belle, 38 East Water Street. Representing the press was Jim Hale with the *Gettysburg Times*; and filming by *Community Media-ACCTV*.

There were no announcements.

Moved Mr. Berger seconded Mr. Moon to approve the February 13, 2023 agenda as presented. Motion carried unanimously.

Moved Mr. Lawver seconded Mr. Moon to approve minutes of the Council Meeting of January 9, 2023, and the Council Work Session meeting on January 23, 2023 as presented. Motion carried unanimously.

Public Comment (Restricted to Items on the Agenda)

Robert DeFayette, 100 King Street expressed his concerns regarding the proposed amendments to the zoning map that will affect properties in the Colt Park area. He said that property owners should have received information as to which properties are affected by this change.

Rosemary Meagher, 44 West High Street expressed her concern regarding her neighboring property at 66-68 West High Street planning to use his property as an event venue. The proposal has been discussed over the past year about the size of tent, number of people, hours of operation etc. for an event venue in a densely populated residential area. Over time the proposal has been scaled down to make it a reasonable proposal with changes and limitations on the size of tent, number of people, hours of operation etc. At the Council Work Session on January 23, 2023

everything changed to include the days of week, how many events per week, closing time of operation etc.

Susan Cipperly, 314 North Stratton Street read a prepared statement regarding the two zoning amendment items that are on the agenda for tonight's meeting (see attached).

Brandon Stone, 350 Park Street thanked Council for their efforts in correcting the zoning map for the affected properties in the Colt Park area, and reclassifying from a Tourist Commercial District and rezoning and adding to a R-1 Low Density Residential District.

Current and Old Business

Department of Planning/Zoning/Code Enforcement

Planning Director Marshall gave the following report: property owners that are affected by the zoning map change in the Colt Park area will be notified and informed of these changes, and a Public Hearing is scheduled for March 27, 2023 as required to hear public comments.

Solicitor Eastman explained that it is required by law to set a public hearing and authorize public notice be taken for the purpose of providing specific information to members of the public and to receive comments. The ordinance will identify each property owner that is affected by these changes and all residents affected will receive notification prior to the public hearing so that they have time to review and to be able to ask questions regarding the changes to their property.

Moved Mr. Carr seconded Mr. Lawver to authorize the setting of a public hearing of the Borough Council to be held on Monday, March 27, 2023 at 6:00 p.m. and to authorize the provision of public notice of the hearing, consistent with section 609 of the Pennsylvania Municipalities Planning Code, relative to the proposed amendments of the text of the Gettysburg Borough Zoning Ordinance in order to establish and regulate event venue uses within the Borough of Gettysburg. A Roll Call Vote was taken with the following Councilors voting (YEA): Mr. Berger, Mrs. Butterfield, Mr. Carr, Ms. Lawson, Mr. Lawver, and Mr. Moon (Vice- President). (NAY) Mr. Heyser (President): Motion carried 6-to-1.

Moved Mr. Moon seconded Mr. Lawver to authorize the setting of a public hearing of the Borough Council to be held on Monday, March 27, 2023, at 6:30 p.m. and to authorize the provision of public notice of the hearing along with posting of the affected tracts within the area being proposed for rezoning and the provision of notice to the owners of all real property proposed to be rezoned, consistent with section 609 of the Pennsylvania Municipalities Planning Code, relative to the proposed amendment of the Zoning Map of the Borough of Gettysburg in order to reclassify 49 properties within the Borough, located predominately along and adjacent to the northwestern side of Johns Avenue and the southeastern side of Highland Avenue, removing such properties from a Tourist Commercial (TC) District in order for the same to be rezoned and added to a R-1 Low Density Residential

District. A Roll Call Vote was taken with the following Councilors voting (YEA): Mr. Berger, Mrs. Butterfield, Mr. Carr, Ms. Lawson, Mr. Lawver, Mr. Moon (Vice-President), and Mr. Heyser (President); (NAY or ABSTENTIONS): None. Motion carried unanimously 7-to- 0.

Department of Historic & Environmental Preservation

Director of Historic & Environmental Preservation English gave the following report: the Department of Anthropology from Gettysburg College picked up twenty-five boxes of artifacts collected from the Gettys Tavern/Parking Garage Dig for the students to clean and catalogue; The paper shred event is scheduled for Friday, May 19th.

Moved Mr. Carr seconded Mr. Lawver to refer information and written materials to the solicitor for review and for preparation of a proposed ordinance amending Chapter 11, Part 1, Historic Districts, of the Code of Ordinances of the Borough of Gettysburg, relative to the regulation of satellite dishes and solar modules within the Borough's Historic District. Motion carried unanimously.

Public Works Department

Public Works Director Harbaugh gave the following report: extended the Christmas tree collection for a few weeks into February due to the filming of the Gettysburg Christmas movie throughout January; there were 138 loads of brush estimated at 966 cubic yards for recycling in 2022; and 82 loads of leaf collection estimated at 705.2 cubic yards for recycling in 2022.

Borough Engineer

Borough Engineer Clabaugh gave the following report: update regarding the Gettysburg Inner Loop project: traffic consultant completed the traffic study regarding the options to make Racehorse Alley one way and noted that it will not impact the traffic signals; completed the pipe televising and can move forward with the design; met with Gettysburg Municipal Authority and initiated the design on the waterline replacement including additional survey to locate the additional waterline locations; grant funding applications were submitted for construction and they continue to look for more funding sources; and performed the bi-annual review of the Stevens Run Channel Wall analysis whereas most locations showed insignificant change in terms of rotation of the wall since the last inspection, but noted the section next to Bream Alley showed additional signs of failure since the last inspection.

Moved Mr. Moon seconded Mr. Lawver to approve the engineering proposal and contract with C.S. Davidson, Inc., dated February 13, 2023 for the design phase services required for the Gateway Connectivity project. Motion carried unanimously.

Moved Mr. Moon seconded Mr. Lawver to authorize the Borough Engineer to advertise the Annual Racehorse Alley Parking Garage Maintenance project for public bidding. Motion carried unanimously.

Borough Engineer Clabaugh said that bids for the biannual Racehorse Alley Parking Garage Maintenance will be opened later this month and placed on the March Council Agenda for approval. Some of the work will include repairing concrete, power washing and replacing caulk. He noted that the cost may come in under the \$80,000 that was budgeted this year which would allow for some other extra interior work.

Police Department

Chief Glenny gave the following report: one item to add to his monthly report that was submitted to Council is that the department had one non-reportable accident at the corner of West Middle and Howard Avenue.

Councilman Moon asked what the difference is between reportable and non-reportable accidents. **Chief Glenn**y responded that a reportable accident requires the vehicle to be towed from the crash site as opposed to a non-reportable that can be driven from the scene.

Moved Mr. Moon seconded Mr. Lawver to authorize the entry into a Cooperation Agreement with Wellspan Health and the York/Adams Mental Health, Intellectual, and Developmental Disabilities Program for the purpose of hiring and utilizing a co-responder to assist the Gettysburg Borough Police Department in its response to the mental health needs of the Gettysburg community. Charles R. Gable, MPA, Borough Manager, and Sara L. Stull, Assistant Borough Manager/Secretary, are hereby authorized to sign, attest and deliver the proposed Cooperation Agreement on behalf of the Borough of Gettysburg. Motion carried unanimously.

Councilman Moon thanked Chief Glenny for going forward with this program even though he had some reservations about it a few years ago when it was discussed. He said that the co-responder should give some relief to the police officers.

Councilman Lawver asked if the volume of calls for domestic and mental health calls are up that was noted in the chief's monthly report. **Chief Glenn**y responded that they are slightly up to where the 2021 volume of calls were high.

Councilman Heyser noted that the police department add some communication recently from people who had some mental health issues that had benefited from help from the officers, and believes that this program should help augment the officers in these types of situations.

Councilman Carr asked about funding for this program that is temporary and proposes that Council consider going forward how to get funding for this program when it ends either through grants or donations made specifically for this program. **Chief Glenn**y responded that the co-responder program is funded by a two-year grant and hopeful that the program can continue. He noted that it has been successful in other municipalities.

Office of the Manager/Treasurer/Secretary

Manager Gable gave the following financial report: there is \$1.5 million in the general fund checking account; \$948,000 in the reserve fund; and the parking revenue totaled \$1.39 million in 2022 which included parking permits, meters, kiosks, and the Racehorse Alley Parking Garage. He noted that these numbers do not include parking violations collected that they are in a separate category. The Local Parking Privilege (LPP) program is becoming more popular, which allows people to pay \$35 dollars a month to park in designated 12-hour long term parking meters that has been helpful to people that live and work in the community.

Manager Gable reported that he along with Mayor Frealing, and Jill Sellers recently met with Senator Bob Casey in Washington DC on January 31st, to inform him and his staff about the RAISE Grant application regarding the Baltimore Street revitalization project. He noted that Senator Casey is very knowledgeable of this project and recognizes Gettysburg's revitalization and preservation efforts.

Moved Mr. Moon seconded Mr. Lawver to approve all bills and payrolls for the month as presented. Motion carried unanimously.

Moved Mr. Berger seconded Mr. Moon to adopt a resolution authorizing the entry into a Federal Lands Access Program (FLAP) grant cooperative funding agreement with the Susquehanna Regional Transportation Authority, doing business as RabbitTransit, and the Pennsylvania Department of Transportation, relative to the funding of the construction of the Gettysburg Gateway Connectivity Project. Wesley K. Heyser, President of Borough Council, and Sara L. Stull, Borough Secretary, are hereby authorized to sign, attest and deliver the resolution and the cooperative funding agreement on behalf of the Borough of Gettysburg. Motion carried unanimously.

Moved Mr. Moon seconded Mr. Lawver to adopt a resolution authorizing the approved vendor list for the replacement of clothing and equipment for the officers of the Gettysburg Police Department for fiscal year 2023 pursuant to section 19.01.03 of the Collective Bargaining Agreement. Motion carried unanimously.

Moved Mr. Moon seconded Mr. Carr to accept the J. P. Harris Associates Tax Exoneration report for tax years 2008, 2010, 2011, 2012, 2013 and 2014 as presented. Motion carried unanimously.

Reports

Main Street Gettysburg

Jill Sellers, President of Main Street Gettysburg read the following report: **A Gettysburg Christmas Festival** – We are already planning 2023. Businesses and organizations are encouraged to contact us to get involved. Participation is key to success for our local economy; **A Gettysburg Christmas Movie** – The filming wrapped up on February 3, 2023. Decorations are

finally down. Our thanks to Borough Public Works; **Façade Improvement Program** – The Façade Improvement Program application period will be February 20 through March 31, 2023. This is a great opportunity to receive state funds to complete improvements. Businesses are encouraged to contact Main Street Gettysburg for details and to apply; **America250PA** - Main Street Gettysburg continues to work with the local commission and community partners to develop plans to celebrate in 2026.

Gettysburg Area Recreation Authority

Councilman Carr gave the following report: baseball spring registration information can be located on their website at gettysburglittleleague@gmail.com; a community blood drive will be held on Monday, March 13th; and the Black History Club will meet every Wednesday, February 2nd through February 23rd from 5:00 to 6:30 PM.

Gettysburg Municipal Authority

Councilman Berger announced that GMA Utilities Manager Mark Guise plans to attend an upcoming meeting to give Council a brief summary of their planned projects.

Steinwehr Avenue Heart of Gettysburg Battlefield (SAHGB)

Councilwoman Butterfield gave the following report: a copy of the Annual BID Audit report was submitted to the Borough office; tax collection information from the Adams County Tax Office and the Borough of Gettysburg is now reported correctly, no income reported for January and February; new officers appointed are Nate Mares, President, Todd Mickley, Vice-President, Marci Cropp, Treasurer, and Susan Saum-Wicklein, Secretary. The next BID meeting is scheduled for Thursday, March 9, 2023.

Adams County Boroughs Association (ACBA)

Mayor Frealing reported that the next meeting of ACBA is scheduled for Monday, March 20, 2023.

Adams County Council of Governments (COG)

Councilwoman Butterfield gave the following report: Commissioner Marty Qually reported about the York/Adams Mental Health, Intellectual, and Developmental Disabilities Program to hire a co-responder to assist police departments in its response to the mental health needs of the Gettysburg community; new officers: President Terry Scholle (Mt. Joy), Vice President Ron Harris (Carroll Valley), Secretary Danielle Helwig (Butler) and Treasurer Pat Smith (Fairfield); consider changing the date of the July meeting due to previous scheduling; and the February 21st meeting they will discuss Cyber Security.

Health Adams Bicycle Pedestrian, Inc. (HABPI)

Councilwoman Lawson gave the following report: a reception was held at the Gettysburg Area Recreation Authority on January 11th to honor Tom Jolin, and a plaque was presented recognizing his eighteen years of dedicated service to the HABPI Board; met with partners to discuss extending the sidewalk from Carlisle Street to the new Adams County Historical Society.

Adams County Transportation Planning Organization (ACTPO)

Councilwoman Butterfield gave the following report: the January meeting was rescheduled to February 1st due to snow; President Bob Gordon and Vice President Davis Laughman were both reelected; distributed RabbitTransit flyers on same day rides; and they accepted Mayor Rita Frealing's resignation from the ACTPO Board.

Overdose Awareness Task Force

Councilman Moon announced that the Overdose Awareness Task Force will be observing Black Balloon Day on Lincoln Square from 4:30 PM to 6:30 PM on March 6th in the Arts Oasis Parklet. They will hand out information about prevention, recovery, and treatment for substance abuse and will be distributing NARCAN to everyone.

Trail Feasibility Study

Councilman Berger said that there was nothing new to report at this time.

Recycling

Councilwoman Butterfield reported that the recent meeting with Waste Management Officials and Borough Staff went well noting that good information was received about the types of items that can be placed in recycling which included Keurig cups and Starbuck cups.

Elected Official's Comments

Mayor Frealing followed up with Manager Gable stating that the meeting with Senator Casey went very well and noted that there may be other grants available for projects such as the sidewalks.

Councilwoman Butterfield shared some history about Milton (Babe) Moyer who recently passed away and his significance to the Borough. He formed an organization known as Police And Community Together (PACT) and worked closely with the Borough's police department. He encouraged residents to go on police ride-along, National Night Out Events, actively supported the Adams County Crime Stoppers, provided information booths at parades, festivals and street events to mention a few of the many great things that he did. Babe was made an Honorary Police Officer in 2006 for his many efforts.

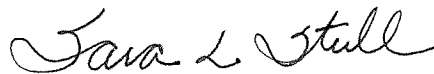
Councilwoman Lawson thanked Councilman Matt Moon and his staff at the Majestic Theater for all the work provided in hosting a successful event February 10th to the 12th celebrating the films of Ken Burns and noted that approximately twenty eight states attended the event. It was a wonderful time for the local businesses to showcase Gettysburg and a great economic success.

Public Comment

Rosemary Meagher, 44 West High Street commented about making a change in Colt Park from commercial and residential area to only residential to protect the residents, but changing the West High Street property to allow commercial in a residential area.

Moved Mr. Lawver, seconded Mr. Moon to adjourn the meeting at 8:20 PM. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sara L. Stull".

Sara L. Stull
Borough Secretary

Public Comment – Susan H. Cipperly, 314 N. Stratton St., Gettysburg PA

Gettysburg Borough Council Business Meeting – 2/13/2023

There are two zoning-related items on the agenda tonight.

One of them would revise the zoning map so that a portion of Colt Park would revert from Tourist Commercial to Single-family zoning, to prevent the spread of commercial uses in a residential area.

The other would provide for Event Venue as a use in several zoning districts in town. In the Elm Street Overlay, this would do the exact opposite of the Colt Park situation, by adding a major commercial use in a primarily residential area.

There would be minimal restrictions on this use in one of the more densely settled areas in Gettysburg. It would be treated the same as Steinwehr Avenue.

Meanwhile, in the Residential Office district on Baltimore Street, and the Residential Office Redevelopment District, a Special Exception is required. Does that make sense ? Once again, the Overlay area is not respected.

The South Washington area of Ward 3 met the typical Elm Street profile as an urban area that had suffered a combination of neglect, being underserved by its government, and being subject to discriminatory lending practices. The Elm Street *Overlay* was based on providing neighborhood-scale business opportunities, and limited the size of the structures to match the neighborhood character. The Elm Street *program* provided financial assistance to maintain buildings and to improve the streetscape. A goal was to increase home ownership.

From Day 1, the owner of 68 High Street has insisted that the Elm Street program's purpose is economic development, and that the building size restrictions be removed. This assertion is refuted by the article I gave you a year ago. It was written in 2018 by Deb Adamik, former manager of the Main Street Program. It contains language from the state office that manages the program. Main Street is

for commercial development, Elm Street is about residential. (I gave you a new copy.)

Mr. English has also asserted that his proposal meets the goals of the 2019 Central Adams Comprehensive Plan. That plan would call the Elm Street Area a Traditional Neighborhood, 1-3 blocks from the Square, where

- the conversion of residential uses to non-residential uses should be discouraged (TN6.3) and
- Density and dimensional standards designed to retain the residential uses in these neighborhoods should be employed. (TN6.5)

Just because someone with a vested interest in increasing the uses for their property makes an assertion doesn't mean it's true.

In closing, I note that 3 of the 4 borough council members seemingly in favor of by-right commercial status for a property in the Overlay live in Single Family Neighborhoods. Maybe they don't grasp the impacts this change could have in the Elm Street neighborhood? It would be hard to undo. It would affect a lot more people than the Colt Park situation that they have agreed to fix. Why make a new mistake?

I hope you will rethink some aspects of this proposed ordinance and respect all areas of the borough.

Sister organizations working together for the community

Jul 17, 2018 – Gettysburg Times



Adamik

The question of **“What is the difference between Main Street Gettysburg (MSG) and Olde Getty Place (an Elm Street Program)”** is asked often. The answer includes locations and targeted focus – residential and commercial.

The Pennsylvania Downtown Center (PDC), the Pennsylvania State's administrator for both Main Street and Elm Street Programs, provides the following explanation of Elm Street Programs on their website:

“Inspired by the widespread, positive impact that the Pennsylvania Main Street program has had in revitalizing the commonwealth's downtowns and urban corridors, in 2004 Representative Robert Freeman's proposed the **Elm Street Program**, a similar, integrated approach to **revitalization of Pennsylvania's older residential areas** bordering Main Streets and central business districts.” His reason was...“Too many of the nation's urban neighborhoods have fallen into disrepair. Disinvestment, outmigration and aftershocks of urban renewal have left many of these history-rich communities battling for survival. In these “core communities,” Pennsylvania has a major untapped asset, and with help from an Elm Street program, these historic, authentic and unique neighborhoods can once again thrive, supporting the downtowns and commercial districts that they surround.”

The Olde Getty Place Elm Street area of Gettysburg, one of the most historic areas in Gettysburg, has been successful at improving their community and continues to work towards this opportunity.

The MSG and Olde Getty Place districts, are adjacent to each other and it is important that they work together for the betterment of the broader community. Main Street Gettysburg's mission is similar; "To work with community partners for the preservation, revitalization and improvement of the Historic District of Gettysburg. MSG preserves the towns' historic assets and stimulates economic growth." **The difference is that Main Street programs focus more on the commercial downtown areas versus Elm Street's residential, however both organizations seek to improve the livability of the community.**

For example, currently, MSG is working on an \$11 million project, the Baltimore Street Economic Development Historic Pathway Revitalization Project, that directly connects with the lateral streets of Olde Getty Place. The plan includes slowing traffic, wider and safer sidewalks and improved school crossings that directly impacts the residents of Olde Getty Place. In addition, supporting Olde Getty Place's future initiatives to revitalize Breckenridge Street is also in MSG's Ten Year Economic Revitalization Plan. This helps to strengthen any revitalization grant requests that either MSG or Olde Getty Place seek.

When looking at the **goals for the Olde Getty Place neighborhood: increasing community pride and sense of place, creating a positive image of the neighborhood, improving police-resident relationships, educating the public about the historic importance of the neighborhood, and allowing the residents to revitalize the physical aspects of the neighborhood through façade and sidewalk improvements**, you can see common community values shared by the sister organizations and how important it is for the two small organizations to work together.

Deb Adamik works for Main Street Gettysburg.