

**BOROUGH OF GETTYSBURG  
TROXELL COUNCIL CHAMBERS  
59 EAST HIGH STREET, GETTYSBURG, PA 17325  
COUNCIL BUSINESS MEETING MINUTES  
MAY 8, 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, Ms. Patricia Lawson and Mr. Chad Carr. **Staff present included:** Borough Manager Charles Gable; Assistant Borough Manager/Secretary Sara Stull; Borough Solicitor Harold Eastman, Barley Snyder; Police Chief Robert Glenney; Director of Historic and Environmental Preservation Debra English; Planning Director Carly Marshall; Parking Manager Rebecca Fissel; Public Works Director Robert Harbaugh; and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc. Mayor Rita Frealing was absent.

**Others present included:** Jill Sellers, President of Main Street Gettysburg; Julie Fitzpatrick, Executive Director of the Pennsylvania Downtown Center, 1230 North Third Street, Harrisburg; Scott English, owner 66-68 West High Street; Attorney Sam Wiser, Salzmans Hughes PC, 112 Baltimore Street, representing Scott English; Representing the Lincoln Fellowship of PA are Wendy Allen, Lincoln Fellowship President and Ken Kime, Lincoln Fellowship Vice President; Darlene Brown, 355 West High Street; Susan Cipperly, 314 North Stratton Street; Mandy Day, 142 West High Street; Rosemary Meagher, 44 West High Street; Shelley Knouse, owner of Fresh Boutique, 28 Chambersburg Street; Lois Edwards, 303 South Washington Street; Bryan Allen, 211 South Washington Street; Erik Dorr, 219 Baltimore Street; Cheryl Reichling, 219 Baltimore Street; Gail Serfass, 429 Baltimore Street; Peggy Reinhart, 228 South Washington Street; Tom Jolin, 249 Ridge Avenue; Linda Atiyeh, owner of Gallery 30, 26 York Street; Peter Bales, 35 Hanover Street; Kierstan Belle, 38 East Water Street; Chris Goodacre, 105 East Broadway; Russel and Joan Scialpi, 1315 Knoxlyn Orrtanna Road, Ann and Derek Rodden, 114 East Middle Street and Adam Buck, 2080 Mummasburg Road. Representing the press was Jim Hale with the *Gettysburg Times*; and filming by *Community Media-ACCTV*.

#### **Approval of Agenda and Minutes**

**Moved Mr. Moon seconded Mr. Lawver to approve the May 8, 2023 agenda as presented. Motion carried unanimously.**

**Moved Mr. Moon seconded Ms. Lawson to approve minutes of the Council Meeting of April 10, 2023 and the Council Work Session on April 24, 2023 as presented. Motion carried unanimously.**

## **Special Presentation**

### **One Hundred Nights of Taps**

**Wendy Allen, Program Founder and Lincoln Fellowship of PA President**, announced that the One Hundred Nights of Taps opening ceremony is scheduled for Monday, May 29, 2023 at 7:00 P.M. and will run through Labor Day. The program is held at the Soldiers' National Monument in the Gettysburg National Cemetery. The program is co-sponsored by the Lincoln Fellowship and the Gettysburg National Military Park. A bugler from Belgium will be here on June 7<sup>th</sup> for the program. The Fellowship also plans to add new educational components to the program this year with the topics changing.

**Wendy Allen** expressed how grateful the Lincoln Fellowship was for the help from Public Works Director Rob Harbaugh and the Public Works Crew that helped with the Lincoln Statue that was wobbling and needed repaired. They presented him with a commemorative coin from the One Hundred Nights of Taps and cookies to share with the Public Works crew.

### **Public Comment (Restricted to Items on the Agenda)**

**Darlene Brown, 355 West High Street** said that she was the initiator of the Elm Street Community Program which is located in the Third Ward that began approximately twenty years ago. The Elm Street Plan is the result of support and assistance from the Borough of Gettysburg, the PA Interfaith Community Programs, Inc., Gettysburg College, Gettysburg Hospital and the third Ward Concerned Neighbors. The Committees were formed with stakeholders, business owners and the neighborhood residents with no color barriers, and held meetings to help form the Elm Street Plan. She also worked with the Department of Community and Economic Development to secure funding for the program. The Gettysburg Elm Street Plan was to promote new businesses and the expansion of existing businesses, and therefore the event venue proposed for the English property would fit with the Plan.

**Lois Edwards, 303 South Washington Street** said that she supports the event venue stating that the community, tourism and the Civil War is what Gettysburg is all about. She encourages the Council to approve the ordinance at tonight's meeting.

**Bryan Allen, 211 South Washington Street** said that he supports and is in favor of the current draft zoning ordinance amendment pertaining to the event venue as written for use of the Gettysburg Academy on High Street. It would create a thriving and vital Third Ward. There are ordinances already in place that would regulate noise, the number of people in attendance, hours of operation, etc. He noted that he served on the Borough Council, and has worked with Ms. Brown at the Adams County Housing Authority and Interfaith Housing as well. He pointed out that creating an event venue in addition to a Bed and Breakfast will promote overnight tourism and increase business which will be beneficial to the Third Ward and Gettysburg.

**Erik Dorr, 219 Baltimore Street** and owner of the Gettysburg Museum of History for the past fifteen years said that he also purchased 223 Baltimore St. and a lot in Court Alley. He said that his great grandparents, grandparents and his mother lived there, so he is vested in the neighborhood. He supports the zoning text amendment for the event venue as written and feels the Gettysburg Academy property will be a great use for a historic property.

**Adam Buck, 2080 Mummasburg Road** said that he supports the event venue ordinance as written and encourages the Council to approve it.

**Cheryl Reichling, 219 Baltimore Street** said that she knew Mr. English's mother Jane English and supports the event venue ordinance amendments. She said that this would benefit the Borough and the community.

**Gail Serfass, 429 Baltimore Street** said that she supports the event venue for the Historic property on High Street. She noted that she lives on Baltimore Street, which is noisy with buses, motorcycles, ghost tours, etc.

**Jill Sellers, President of Main Street Gettysburg** addressed Council and shared a State of the American Economy Report from the US Chamber of Commerce President and CEO, Suzanne Clark, that outlined how government can fulfill its role to support businesses, improve citizens' lives, and strengthen the country's future. She also warned against polarization and grid lock and cautioned that the government overreach harms innovation and limits growth. Ms. Sellers said that Main Street fully supports the proposal for this project and that this property falls under the objectives of the mission of the Elm Street Program.

**Mandy Day, 142 West High Street** said that she does not support the event venue. She said that the Council passed a nondiscrimination ordinance approximately two years ago, and now she feels that this section of the community is being discriminated against because another area was protected from the tourist community. She noted that she submitted a complaint to the Non-Discrimination and Human Relations Commission.

**Scott English, owner of 66-68 West High Street** read a prepared statement in support of the proposed Event Venue Ordinance for the Gettysburg Academy (see attached).

**Susan Cipperly, 314 North Stratton Street** read the following comments regarding the event venue stating that she does not support it (see attached).

**Julie Fitzpatrick, Executive Director of the Pennsylvania Downtown Center, 1230 North Third Street, Harrisburg** read a prepared statement on behalf of the Pennsylvania Downtown Center that is dedicated to the revitalization of communities stating that they are in support of the proposed Gettysburg Academy project (see attached).

**Rosemary Meagher, 44 West High Street** said that she does not support the event venue. The ordinance does not have specified times or days of operation which she felt it should and

wondered why the Planning Commission recommendations were not taken into consideration. She said that the Colt Park tourist district was removed from the ordinance to leave it as a Residential District and wondered why her area was different.

**Peggy Reinhart, 228 South Washington Street** said that her house sits directly behind the English property and is in favor of the event venue.

**Attorney Sam Wiser, Salzman Hughes PC, 112 Baltimore Street**, representing Scott English said that there is no objective reason or practical data presented that suggests by moving forward it would result in any harm. There would not be a proliferation of event venues because there are limited spaces that would meet the criteria for an outdoor event venue. He pointed out the professionals that spoke about the Elm Street Program and Overlay District; Jill Sellers, President Main Street Gettysburg, Julie Fitzpatrick, Executive Director of the Pennsylvania Downtown Center, Darlene Brown, initiator of the Elm Street Community Program, and Stephanie McIlwee Former Elm Street Manager. This project is precisely the type of use that the Elm Street Plan and the Central Adams Joint Comprehensive Plan endorsed. Mr. English's primary goal is to care for and preserve the Gettysburg Academy as a Historic Landmark.

## **Current and Old Business**

### **Department of Planning/Zoning/Code Enforcement**

**Planning Director Marshall** announced that the Planning Commission will meet on Monday, May 15<sup>th</sup> at 7:00 PM. The Zoning Hearing Board will not meet this month.

**Moved Mr. Moon seconded Mr. Berger to enact an ordinance amending the Gettysburg Borough Zoning Ordinance and amending the Official Zoning Map of Gettysburg Borough for the purpose of rezoning and reclassifying forty-nine (49) parcels of real property, located along and adjacent to the northwestern side of Johns Avenue and the southeastern side of Highland Avenue, by removing said parcels of real property from the Tourist Commercial (TC) District and by adding the same to an adjoining Low Density Residential (R-1) District. A roll call vote was taken: YEA: Mr. Berger, Mrs. Butterfield, Mr. Carr, Ms. Lawson, Mr. Lawver, Mr. Moon and Mr. Heyser. The vote passed unanimously.**

**Councilman Lawver** noted for the records that he does not live in the Colt Park area.

**Councilman Heyser** said that he is not sure why this area of Colt Park was zoned a Tourist Commercial District over fifteen years ago and that it may have been done in error. He pointed out that issues came to light with the influx of vacation rental properties and the erosion of housing stock.

**Councilwoman Lawson** commented that it addresses some of the concerns and needs of the housing stock in the Borough. There are many corporations that are purchasing homes and becoming commercial rentals instead of family-owned properties.

**Moved Mr. Carr seconded Mr. Lawver to enact an ordinance amending the text of the Gettysburg Borough Zoning Ordinance for the purposes of establishing and regulating event venue uses within the Borough of Gettysburg. A roll call vote was taken: YEA: Mrs. Butterfield, Mr. Carr, Ms. Lawson and Mr. Lawver. NAY: Mr. Berger, Mr. Moon and Mr. Heyser. The vote passed 4 YEA / 3 NAY.**

**Councilwoman Butterfield** said that she had planned to talk about the Elm Street Plan which she was involved with during the application process, but was glad to hear from Darlene Brown who initiated it and Julie Fitzpatrick from the PA Downtown Center who spoke about what the desire was for the Elm Street neighborhood revitalization program. She said that the neighborhood is mixed-use which includes residences, businesses, and churches. She said that she regrets that Elm Street has not been portrayed accurately during this long process for the event venue and thanked everyone who spoke in favor of or against the proposed event venue.

**Councilman Carr** commented that it has been an extreme number of meetings to discuss the event venue and whatever way it goes this evening he wanted the public to know that we do appreciate everyone coming out and speaking in favor of or against it. He said that Council appreciates the letters to the editor, the emails, and phone calls that they have received about this.

**Councilwoman Lawson** said that she would like to address her colleagues on council and to the public and those watching at home and to echo what Mrs. Butterfield said regarding thanking the public for coming out. She said that Council has heard from dozens of people through phone calls, voicemails, emails, letters, and letters to the editor which we take all of those very seriously. She said that it has been difficult in terms of this decision making process because you hope to reach a consensus. She is confident that our police department will enforce the noise ordinances and will adhere to the fire code. In speaking with the owner of the of the property, she learned that there are some exciting things planned for the exteriors in terms of the carriage house. The Adams County Historical Society has purchased the Jack Hawkins House which is across the street from the Gettysburg Academy and said that there are some real possibilities between what could happen at both of these properties.

**Councilman Heyser** commented that this has been a long zoning discussion, but we needed to be diligent in our decision-making and thanked the members of Council. He said that quite a few things have been said on both sides of this discussion over the months that just aren't accurate, and said that it is important to read the documents when they are made available. He feels that the amendment does not reflect the original intent of the Elm Street Program and will not be voting in favor of the ordinance.

**Councilman Moon** agreed with Councilman Heyser and said that there has been a lot of false information. He noted that the version that we are voting on tonight is more

permissive than the compromised version that the Council worked very hard to come up with. He urged his colleagues to be cautious and “pump the brakes” and review the amendments and come up with a version. That is the compromise that protects the interests of the residents as well as promoting this commercial use.

**Councilwoman Lawson** asked Councilman Moon what he meant by reviewing it.

**Councilman Moon** responded to revisit the ordinance amendments and discuss more at a Council Work Session.

**Councilman Heyser** said that this could be further discussed, but the ordinance would need to be readvertised, and that the earliest for adoption would be July or August. There was not further discussion on this matter.

### **Department of Historic and Environmental Preservation**

**Director of Historic and Environmental Preservation English** gave the following report: the Historical Architectural Review Board did not meet in April; the Gettysburg Storm Water Authority is sponsoring a Water Harvesting with Rain Barrels class on May 11<sup>th</sup> from 5:00 PM to 7:00 PM and the class is free for Borough residents.

### **Parking Department**

**Parking Manager Fissel** gave the following report: the Local Privilege Parking (LPP) Permits have been very popular and continues to rise every month with residents and workers downtown as well as with college students.

### **Public Works Department**

**Public Works Director Harbaugh** gave the following report: the Municipal Agility Program has begun with street sweeping occurring out of town; brush collection will begin the week of May 22<sup>nd</sup>; the deceased and dangerous Sycamore tree next to Mayor Alley at 445 Baltimore Street that is approximately 140 years old has been removed without any issues; nineteen trees were planted as budgeted for the Shade Tree Commission; and the crew is working on the prestaging of blocks for the upcoming Memorial Day Parade.

### **Borough Engineer**

**Borough Engineer Clabaugh** gave the following report: continue to discuss the Gettysburg Inner Loop Phase B one-way options and noted that they might need to break the project into two separate projects to only do the work on North Washington Street due to the Community Development Block (CDBG) Grant funding deadlines; bids received today for the 2023 street maintenance are over budget and will provide council with a report and recommendations at the upcoming work session meeting; the Racehorse Alley Parking Garage



maintenance work should be completed this week; the 2023 Bridge Maintenance Projects ready to advertise for construction quotes and will award the project in July with construction to begin in September; submitting application for DEP Permit for the stream restoration along with the Court Alley bridge work; and the Flood Mitigation Grant through DCED was submitted for the Stevens Run Channel Wall (Tiber) repairs.

**Moved Mr. Berger seconded Mr. Moon to authorize the Borough Engineer to advertise the 2023 Gettysburg Borough Bridge Maintenance project for construction bids. Motion carried unanimously.**

**Moved Ms. Lawson seconded Mr. Berger to adopt Resolution #050823-1 authorizing Charles R. Gable, *MPA*, Borough Manager and Sara L. Stull, Assistant Borough Manager, to submit, on behalf of Gettysburg Borough, a Greenways, Trails, and Recreation Program (GRTP) grant application to the commonwealth financing authority, for construction money in the amount of \$250,000 for the construction of the Gettysburg inner loop (GIL) phase B1 and phase B2 project. Motion carried unanimously.**

**Councilman Heyser** asked Engineer Clabaugh to explain the PennDOT regulations to control speed on Fourth Street.

**Engineer Clabaugh** responded that stop signs are not considered traffic control. He said that PennDOT would require a speed reduction analysis and that a study would be performed to include crash data information.

### **Police Department**

**Chief Glenn**y gave the following report: the Civil Service physical agility test and written exam for the candidates for the entry-level patrol officers were completed today noting that four out of the seven candidates passed the testing process. The next step is for the oral examination that will be held on Monday, May 22<sup>nd</sup>. Chief Glenn thanked the Civil Service Commission, Assistant Manager Sara Stull and Human Resource Coordinator Kara Riethmaier for their work with the Civil Service testing.

**Councilwoman Lawson** asked the Chief Glenn if he had reached out to high schools to give them information about police work.

**Chief Glenn**y responded that he is looking at options regarding the Cadet Program.

**Councilman Lawver** asked Chief Glenn if any of the four candidates are certified.

**Chief Glenn**y responded that one of the candidates is currently enrolled at the Harrisburg Area Community College (HACC).

## **Office of the Manager/Treasurer/Secretary**

**Manager Gable** gave the following financial report: the overnight lodging (pillow tax) had another record month with \$10,912 received in March noting that it is the highest since 2014; and that there is \$2 million in the general fund checking account.

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

**Moved Mr. Moon seconded Mr. Lawver to award a contract to C.E. Williams Sons, Inc. as the lowest qualified responsible and responsive bidder for the rental of heavy construction vehicles and equipment as set forth in the Borough's specifications and instruction to bidders. Motion carried unanimously.**

**Moved Ms. Lawson seconded Mr. Berger to authorize Charles R. Gable, MPA, Borough Manager, to sign a contract with Crabtree, Rohrbaugh & Associates for architectural services for the Gettysburg Welcome Center, with the obligations of each party delineated in the Agreement between the Owner and Architect. Motion carried unanimously.**

**Moved Mr. Carr seconded Mr. Lawver to adopt a resolution #050823-2 authorizing the disposition of certain identified records of various departments of the Borough of Gettysburg in accordance with the provisions of the Municipal Records Act and the Municipal Records Manual consistent with the Borough's intention to follow the schedules and procedures for the disposition of records as set forth therein pursuant to Gettysburg Borough Council Resolution No. 021020-4, adopted by the Borough Council on February 10, 2020. Motion carried unanimously.**

**Moved Mr. Moon seconded Mr. Carr to appoint David Sanders as a member of the Civil Service Commission of the Borough of Gettysburg for a term of six (6) years, expiring in May 2029. Motion carried unanimously.**

**Councilman Moon** thanked Mr. Sanders for his many years of service and dedication to the Civil Service Commission. He thanked all citizens who serve on the Appointments, Boards and Commissions (ABCs) and welcomes anyone who is interested in serving to contact the Borough for further information.

**Moved Ms. Lawson seconded Mr. Moon to adopt resolution #050823-3 appointing Marion Ruff as a member of the Gettysburg Borough Code Enforcement Appeals Board for a five (5) year term of office commencing on March 15, 2023 and expiring on March 15, 2028. Motion carried unanimously.**



**Moved Mr. Moon seconded Ms. Lawson to adopt resolution #050823-4 appointing Jon Murdoch as a member of the Gettysburg Borough Code Enforcement Appeals Board for a five (5) year term of office expiring in March 2027. Motion carried unanimously.**

## **Reports**

### **Main Street Gettysburg**

**Jill Sellers, President of Main Street Gettysburg** read the following report: **Volunteer Luncheon** was held on April 14, 2023 at the Adams County Arts Council to honor our volunteers in which they hosted approximately 25 people and recognized Susan Naugle as our 2022 Volunteer of the Year; **Façade Improvement Program** review committee met on April 12, 2023, and awarded \$18,100 to six downtown projects. They announced a second application window beginning on April 3 through May 26, 2023 noting that \$31,900 is available for award in the second round. The application is available on our website; **Congressional Appropriation**, The Gettysburg Welcome Center project was recommended to the Appropriation Committee by all three of our federal officials: Senator Casey, Representative Joyce, and Senator Fetterman. Notifications are expected in the fall; **Adams County Community Foundation**, received a grant for \$20,000 from The Forward Fund of the Adams County Community Foundation; and **Gettysburg Welcome Center**, Jill completed three applications for the Congressional Appropriations process: Senator Casey, Representative Joyce, and Senator Fetterman. With thanks to Borough Manager Charles Gable, applications were submitted on March 17, 2023. Letters of Support have been sent as well. Notifications of awards are expected after October 1, 2023.

### **Gettysburg Area Recreation Authority**

**Councilman Carr** said that the opening day for the Farmers Market, which was held on Saturday, April 29<sup>th</sup> was well attended.

### **Gettysburg Municipal Authority**

**Councilman Berger** gave the following report: the annual audit was presented to the Board and there were no findings to report; the Heritage Land Tank near Giant was drained and repairs were made to the small leaking weld joints and they continue to assess the situation; The Cemetery Hill project will be out for bid in the near future; and regarding the Andrews Well, they are preparing for the hydrogeologic report as part of the public water supply permit application.

### **Steinwehr Avenue Heart of Gettysburg Battlefield (SAHGB)**

**Councilwoman Butterfield** gave the following report: proposing signage for the Farmers Market held at the Recreation Park; lengthy discussion about the involvement of Steinwehr BID during the annual Christmas Festival; Peter Griffioen attended to talk about Code Enforcement; and the BID supports Vintage Baseball and donated \$500 for it.

### **Adams County Boroughs Association (ACBA)**

**Councilwoman Butterfield** reported that the next meeting of ACBA is scheduled for Monday, May 15<sup>th</sup>.

### **Adams County Council of Governments (COG)**

**Councilwoman Butterfield** gave the following report: WellFlight, medical helicopters which are not Wellspan have three crew members and usually charge \$168; the County is selling office supplies and equipment; a box for ballots is located at the Court House; Torren Ecker attended to speak about pending legislation regarding the Radar Bill; Destination Gettysburg visitor numbers are up and the Steinwehr business numbers look good, and the newly opened SavorHood Gettysburg restaurants that opened at the former Pike Restaurant does not accept cash.

### **Healthy Adams Bicycle Pedestrian, Inc. (HABPI)**

**Councilwoman Lawson** gave the following report: they continue to work with partners on extending the sidewalk for walkers and bicyclists from Carlisle Street to the new Adams County Historical Society and are currently soliciting letters of support.

### **Adams County Transportation Planning Organization (ACTPO)**

**Councilwoman Butterfield** gave the following report: they continue to work on updating the bylaws; the Fairfield road construction continues with one-lane traffic; and the Federal Highway Administration will conduct webinars with one on May 24<sup>th</sup> for Bridge Asset Management that she plans to attend.

### **Overdose Awareness Task Force**

**Councilman Moon** gave the following report: the county collected 1600 pounds of medication and the Borough collected 240 pounds during the medical take-back program; 91 Narcan kits were distributed countywide and the Borough distributed 36 of those Narcan kits, and he said that anyone interested in getting a free Narcan kit can contact him directly; and the next Task Force meeting will be held on May 16<sup>th</sup>.

### **Trail Feasibility Study**

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

### **Recycling**

**Councilwoman Butterfield** gave the following report: the Paper Shred Event is scheduled for Friday, May 19<sup>th</sup> with approximately 90 customers signed up.

## **Elected Official's Comments**

**Councilman Carr** commented that House Bill 300 which is the Fairness Act passed the PA House but must go to the Senate for a vote. He encouraged citizens to reach out to State Legislators in support of the Bill, and noted that we do not have a state law that protects everyone who identifies as LGBTQ from being denied housing, education, or access to public accommodations because of who they are. He announced that The Long Road to LGBTQ and Equality in Pennsylvania Exhibit will be on display at the Gettysburg Community Theatre, 49 York Street this weekend and next weekend. If anyone is unable to attend on those weekends, he can be contacted for a special tour of the exhibit.

**Councilwoman Butterfield** gave the following report: the At Home in Adams County continues to focus on transportation and are handing out brochures; Forever Love Rescue has a lot of kittens and are in need of donations; spoke to Mark Moran with the Department of Environmental Protection to discuss removal of hazardous waste; and noted that there are grants available.

**Councilman Lawver** agreed that something needs to be done with the hazardous waste problem throughout the county and suggested reaching out to other municipalities to join with the removal of items.

**Councilman Heyser** agreed that it should be regional effort and said that it is unfortunate that Adams County stopped with the hazardous waste program.

**Councilman Moon** reminded everyone that Tuesday, May 16<sup>th</sup> is Election Day and encouraged citizens to get out and vote.

**Councilwoman Lawson** said that the Farmers Market held at the Recreation Park was excellent with many people in attendance and noted that it is walkable for people to get across town.

## **Public Comment**

**Susan Cipperly, 314 North Stratton** said that the Elm Street Plan had a program to help people fix their properties and that the program has ceased, and she feels it would be important for Council to start this program again because of the people that can benefit from the grant. The Planning Commission is hosting education and background material in regards to the rezoning project and recommends that Councilors attend these meetings or at least get copies of the information to help with the decision making in the rezoning plan.

**Ann and Derek Rodden, 114 East Middle Street** said that a committee was formed to help rebuild the skate park at the recreation park and have met with GARA. They plan to apply for grants and asked the Council to consider their project during the budget process.

**Council President Heyser** advised that they work with the Gettysburg Area Recreation Authority who manages the property for the Borough.

**Shelley Knouse, owner of Fresh Boutique, 28 Chambersburg Street** expressed her concern with the night-time gas installation that Columbia Gas did and said that the temporary paving is failing and needs to be corrected. She asked Council for their assistance.

**Council President Heyser** said that the work was unacceptable but pointed out that the Pennsylvania Department of Transportation has authority over Chambersburg Street and not the Borough because it is a state highway.

**Scott English, owner of 66-68 West High Street** said that he agrees with Ms. Cipperly to restart the Elm Street Program to improve the properties and offered the Gettysburg Academy as a meeting place for them.

**Moved Mr. Lawver, seconded Mr. Moon to adjourn the meeting at 9:20 PM to an executive session. Motion carried unanimously.**

Respectfully submitted,



Sara L. Stull  
Borough Secretary

Good Evening,

The Gettysburg Academy would like to ask for your vote tonight for approval of the ZTA as written. Our events venue will not be an adverse impact to the neighborhood and will bring vitality along with a sense of community back to the 3<sup>rd</sup> ward.

April 25<sup>th</sup> we sponsored an open house, with 8 attendees. Four were Borough residents, four were folks looking to hold events. All praised the property for its upkeep, history, and character and especially praised the adaptive reuse of the property. There were no concerns from any of the Borough residents in regard to noise or parking, only noting they are glad its open to the public to enjoy.

This location and structure are the perfect use for community activities and events. We are trying to do the right thing, keeping it in our Borough tax base and giving back local community organizations.

This property does not affect the housing stock as it was never built as a residence. The cost estimate to replace the historic windows through HARB standards was quoted at \$175K, so even if two families lived there they would not be able to afford the upkeep. Our options are the commercial use, develop the green space or go the non-profit route.

Only 6 properties meet the standards in the ESO and only the Academy has the right combination on the property of green space and building availability.

The plans in place fully support this use and I'm committed to my community and its future.

Scott English  
5-8-23

## Public Comment

Borough Council Business Meeting – 5/8/2023

Susan Cipperly 314 N Stratton St. Gettysburg

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The proposed Event Venue ordinance has focused on a portion of the 3<sup>rd</sup> Ward known as the Elm Street Overlay, but all three wards are affected by the changes. Baltimore Street has Residential Office and Old Town zoning, so does Carlisle Street, plus Residential Office Redevelopment. All of these are included in the Event Venue ordinance, yet the potential impacts haven't been discussed. Do the residents and owners even realize there's a change coming?

A minimum parcel size of .5 acres is required if there are to be outdoor events, but there are no apparent size requirements for an indoor event venue. There could still be parking, buses, and potential noise issues, and the potential for event venues supplanting residential uses. Living next to one could be difficult in all zoning districts where residential is present. This could be a situation like Johns Avenue, where Tourist Commercial may have seemed like a good idea at the time, but now it's being undone. Event Venue really fits best only in General Commercial and Tourist Commercial.

In the Elm Street Overlay, the same applies. There are no size requirements for indoor venues, so it appears that any property could be used in this way. 137 South Washington, newly on the market, is an example. Less than half an acre, but potential for hosting events. Smaller buildings, currently used for housing, could be used for events – replacing residents.

I sent Council an email about the 2,000 s.f. maximum building size limit for buildings in the R-2 part of Elm Street. In the proposed ordinance, it is deleted. At the March 28, 2022 work session, Council reached unanimous agreement to leave it as is, and did not discuss it any further. The purpose of the size limit was to protect the neighborhood character and prevent the spread of suburban style commercial into the Elm Street Overlay. I provided a map showing a sample of the size of existing buildings in the West High Street residential neighborhood, and all but the Methodist church had a less than 2,000 square foot footprint. I also provided suggested wording to clarify that section and grandfather any pre-2008 buildings. The Adams County Office of Planning and Development letter of March 21, 2023 agreed that this standard should be retained:

“Additionally, we do not support the deletion of the standard requiring that non- residential uses within the portion of the Elm Street Overlay that overlays the R-2 District be limited to a maximum of 2,000 square feet. This standard serves the purpose of retaining residential uses, and promoting small, community centered commercial and institutional activities. Removing this standard could ultimately be detrimental to not only the purpose, but the character of the entire Elm Street Overlay District and the neighborhoods within by allowing larger scale structures and uses.”

Unintended consequences could happen in all three wards if this ordinance goes forward as proposed. I believe it would be worth the time to take another look.





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[padowntown.org](http://padowntown.org)

May 5, 2023

Wesley K. Heyser, President  
Gettysburg Borough Council  
59 East High Street  
Troxell Council Chambers  
Gettysburg, PA 17325

Dear Council President Heyser,

On behalf of the Pennsylvania Downtown Center (PDC), the only statewide nonprofit organization dedicated solely to the revitalization of the commonwealth's core communities, I would like to support the proposed project at 66-68 West High Street, Gettysburg, also known as the Gettysburg Academy.

PDC supports the proposed project because it forwards the economic vitality and quality of life component of the mission of the Pennsylvania Downtown Center. We work with nonprofit organizations, municipalities, and individuals to enhance the overall well-being and sustainability of Pennsylvania's "core" communities. PDC accomplishes this mission by engaging local community leaders and volunteers, and educating them, **to advance the sense of place, quality of life and economic vitality of the Commonwealth's downtowns, traditional neighborhood business districts and nearby residential areas.**

As the statewide partner with PA Department of Community and Economic Development for the Keystone Communities Main Street and Elm Street programs, and as the Main Street America Coordinating Program, the Pennsylvania Downtown Center is part of a powerful, grassroots network consisting of 45 Coordinating Programs and over 1600 neighborhoods and communities across the country committed to creating high-quality places and to building stronger communities through preservation-based economic development.

PDC supports the proposed Event Venue as it is supported and encouraged by both the 2019 Central Adams Joint Comprehensive Plan and the 2008 Gettysburg Elm Street Plan. The Joint Comprehensive Plan suggested the Downtown Core, as the historic heart of the community "providing commercial, civic, office, and residential uses," while "providing creative reuse and development projects." This project further idealizes the vision and direction of the plan by actualizing that "flexibility should be provided in terms of the use of buildings and a mixture of neighborhood oriented residential and nonresidential uses should be encouraged."

Additionally, this project is supported by the 2008 Gettysburg Elm Street Plan, that states that use of properties within the Elm Street Overlay District provide and serve a purpose as a transition zone between the Borough's downtown, mixed-use, and residential areas. It is also complimentary to the vision for the adjacent Baltimore Street's long-range strategy for local economic stability to encourage an opportunity to stimulate a long-term and sustainable local economy. PDC sees this project as a way to honor the history and heritage of the Gettysburg Academy building as well as a way to retain the character and legacy of the neighborhood of Ward 3.

PDC supports the request for the text amendment to the Borough Zoning Ordinance to expressly recognize a Special Events Venue Use within the Elm Street Overlay District for the Event Venue at 66-68 West High Street, as it is an ideal opportunity for the community to embrace a project that will enhance the quality of life for local residents, as well as enhance the sense of place for both residents and visitors and provide long-term economic viability today and into the future.

Sincerely,

Julie S. Fitzpatrick, Executive Director