

BOROUGH OF GETTYSBURG
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL MEETING MINUTES
NOVEMBER 13, 2018

President Susan Naugle called the meeting to order at 7:00 PM with the following Councilors present: Vice President Jacob Schindel, Mr. Wesley Heyser, Ms. Patricia Lawson, Mr. Christopher Berger, Mr. Charles Strauss and Mr. John Lawver. Staff present included: Mayor Theodore Streeter; Borough Manager Charles Gable; Borough Secretary Sara Stull; Borough Solicitor Harold Eastman, Puhl Eastman & Thrasher; Interim Police Chief Carl Segatti; Planning Director Becky LaBarre; Parking Manager Richard Miller; Finance Director Nicolette James; Interim Public Works Director Robert Harbaugh, and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc.

Others present include: Robin Fitzpatrick, President, Adams Economic Alliance; Sarah Kipp, Chair, Planning Commission, 126 Baltimore Street; Dominic Picarelli, Planning Commission Member, 273 West Street; Mike Shestok, 264 Baltimore Street; Ron Frenette and Mike Tallent, 811 Johns Avenue; David Rice, 145 W. Broadway; Dave Petters, Blue and Gray Restaurant, 2 Baltimore Street; Don Walsh, Trinity UCC; Harry Hartman, *Gettysburg Times*; and Becka Fissel, Borough Parking Enforcement Officer, 264 S. Washington Street. Representing the press was Jim Hale with the *Gettysburg Times*.

President Susan Naugle announced that an executive session of the Borough Council was conducted immediately following the adjournment of the November 5, 2018 budget work session of the Borough Council pursuant to section 708(a)(1) and section 708(a)(4) of the Sunshine Act.

President Susan Naugle announced that an executive session of the Borough Council will be held immediately following this meeting consistent with section 708(a)(1) and section 708(a)(4) of the Sunshine Act for the following purposes: (1) to discuss matters involving the employment and appointment, the terms and conditions of employment and the hiring of a prospective public official or employee of the Borough; and (2) to consult with its professional and administrative advisors regarding information and strategy in connection with issues on which identifiable claims or complaints are expected to be filed.

President Susan Naugle announced that a special business meeting will be held on Monday, November 26, 2018 at 6:45 PM to enact the Storm Water Authority Ordinance.

President Susan Naugle mentioned the upcoming Gettysburg Christmas Festival scheduled for December 1st is being planned with town-wide themed activities. Brochures are available or information can be located at AGettysburgChristmasFestival.com.

President Susan Naugle announced that the Shade Tree Commission has an opening on its Board. If anyone is interested to serve on this Board should contact her or Borough Secretary Sara Stull.

Moved Ms. Lawson, seconded Mr. Schindel to approve the November 13, 2018 Council Business Meeting Agenda as presented. Motion carried unanimously.

Moved Ms. Lawson, seconded Mr. Schindel to approve the following meeting minutes as presented: Council Meeting of October 9, 2018; Council Public Hearing of October 22, 2018; Council Work Session Meeting of October 22, 2018; Council Budget Work Session of October 29, 2018; Council Public Hearing of November 5, 2018; and Council Budget Work Session of November 5, 2018. Motion carried unanimously.

Public Comments

Mike Shestok, 264 Baltimore Street thanked Council and staff for the work involved preparing the 2019 Budget, stating that it is fair and reasonable. He also commented on the LERTA and was glad to see that the county and school district are in agreement. Mr. Shestok said to “let the current developer bring up a plan, look at it, and work with him,” but “have a plan B because timely development is needed.”

Harry Hartman, Gettysburg Times addressed Council regarding a property that has deplorable living conditions which was brought to Borough Council’s attention at a previous meeting. He said that he hired an individual from the federal Housing and Urban Development (HUD) to conduct an inspection of the apartment. Mr. Hartman said that he will share the results of the inspection and will expect appropriate action to be taken if it differs substantially from the Borough’s inspection.

Finance Department

Council President Naugle asked about the decline in assessment values and asked if Borough Council can have input at the hearings. Ms. James responded that she’s not sure of the process and would contact the county for explanation.

Councilman Schindel asked Ms. James if she spoke to the County regarding the pillow tax. Ms. James responded that she will contact the county treasurer to schedule a meeting.

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

Moved Ms. Lawson seconded Mr. Heyser to adopt a resolution appointing Maher Duessel, a firm of certified public accountants registered in the Commonwealth of Pennsylvania, as the independent auditor of the Borough of Gettysburg during fiscal year 2019 in order to make an independent examination of the accounting records of the Borough for fiscal year 2018 and to perform such other duties and to exercise the powers as conferred upon an independent auditor under the Borough Code. Motion carried unanimously.

Planning Department

Moved Mr. Heyser, seconded Mr. Schindel to accept the recommendations made by the Gettysburg Historic Architectural Review Board (HARB) following its review on October 17, 2018 and grant Certificates of Appropriateness for the following applications: COA-18-0090, 141 S. Stratton Street—Trinity United Church of Christ for vinyl replacement windows on the north, south, and west facades as presented with restoration of historic windows on the east (primary) façade only; COA-18-0095, 19-21 Hanover Street—Michael J. & Vickie V. Gastley for installation of a multi-ribbed metal panel roof system in “Ash Gray” as presented; COA-18-0097, 2 Baltimore Street—Kadel LLC for construction of an ADA ramp/stairs with installation of decorative railings as presented; and COA-18-0097, 343 Carlisle Street—Phi Sigma Kappa Fraternity for porch alterations to include synthetic material for decking and replacement of columns and railings in natural wood. Motion carried unanimously.

Moved Mr. Strauss, seconded Mr. Heyser to accept the recommendations of the Planning Commission regarding the Joint Regional Comprehensive Plan as presented and forward these recommendations to the Adams County Office of Planning and Development as required per Article III, Section 302 of the Pennsylvania Municipalities Planning Code. The vote passed 6 Yea/1 Nay with Ms. Naugle the dissenting vote.

Planning Director LaBarre noted that if there is no consensus between the Borough and Townships then the County would schedule a joint meeting (See attached CAJCP Planning Commission Comments). Council President Naugle said that the recommendations differ from the townships so a joint meeting would be to negotiate a final version of the Comprehensive Plan.

Moved Mr. Strauss, seconded Ms. Lawson to authorize the revision and finalization for subsequent enactment by the Borough Council of an ordinance amending and updating the Gettysburg Borough Subdivision and Land Development Ordinance. Motion carried unanimously.

Planning Director LaBarre reviewed the comments from the Adams County Office of Planning and Development regarding the Zoning Ordinance Amendment/ROR District Dimensional Standards (see attached).

Moved Mr. Heyser, seconded Mr. Berger to retain and set a maximum building height of 45 feet in the following zoning districts: the R-1 Low Density Residential District, the R-1A Preservation Residential District, and the R-2 Moderate Density Residential District. Motion carried unanimously.

Moved Mr. Heyser, seconded Mr. Berger to amend and set a maximum building height of 48 feet in the following zoning districts: the RO Residential Office

District, the ROR Residential Office Redevelopment District, the TC Tourist Commercial District, the GC General Commercial District, the IND Industrial District, and in the SE Streetscape Enhancement Overlay District (outside of the OT Old Town District). The vote passed 6 Yea/1 Nay with Mr. Strauss the dissenting vote.

Moved Ms. Lawson, seconded Mr. Berger to retain and set a maximum building height of 60 feet in the following zoning districts: the INS-1 Institutional-1 District, the HC Health Care District, and the IND Industrial District (only if the Zoning Hearing Board decides that the increased height of the proposed building will not interfere with light, air, airways and views of historic sites and areas). Motion carried unanimously.

Moved Mr. Heyser, seconded Mr. Schindel to delete the following uses from the uses permitted by right in the ROR Residential Office Redevelopment District: emergency services station, essential services, municipal or governmental building and use, schools, single-family attached dwellings, single-family semidetached dwellings and two-family dwellings. The vote passed 6 Yea/1 Nay with Mr. Strauss the dissenting vote.

Moved Mr. Berger, seconded Mr. Heyser to set the maximum increase or extension of building height of up to 72 feet (with an additional 12 feet of building height for accommodation of mechanical use equipment) as authorized by the Zoning Hearing Board in consideration of specific height incentives set forth in the Zoning Ordinance. YEA: Mr. Schindel, Mr. Lawver, Mr. Heyser and Mr. Berger. NAY: Ms. Naugle, Ms. Lawson and Mr. Strauss. The vote passed 4/3.

Moved Mr. Schindel, seconded Mr. Berger to approve the inclusion of the following increased building height incentives: internal parking, relocation of existing transit services operation and use, provision of public green space and area, and construction and dedication to the Borough of a segment or segments of the Gettysburg Inner Loop Trail Network located on the parent tract or lot of the proposed building site of the Mixed-Use Building, Extended Height Use. The vote passed 6 Yea/1 Nay with Mr. Strauss the dissenting vote.

Moved Mr. Heyser, seconded Mr. Schindel to approve the inclusion of Building Step-back requirements where building height is permitted to exceed 48 feet for a Mixed-Use Building, Extended Height Use. The vote passed 5 Yea/2 Nay with Ms. Naugle and Mr. Schindel the dissenting votes.

Moved Mr. Heyser, seconded Ms. Lawson to approve the inclusion of a 45 degree angular plane requirement where building height is permitted to exceed 48 feet for a Mixed-Use Building, Extended Height Use. Motion carried unanimously.

Moved Ms. Lawson, seconded Mr. Berger to authorize the amendment, finalization, and publication for subsequent enactment by the Borough Council of the

ordinance amending the text of the Gettysburg Borough Zoning Ordinance consistent with the decisions of the Borough Council made pursuant to all of the foregoing motions relative to zoning text amendments acted upon at this general business meeting. Motion carried unanimously.

Moved Ms. Lawson, seconded Mr. Schindel to authorize the solicitor to prepare for subsequent enactment by the Borough Council an ordinance amending Chapter 4, Part 3 of the Gettysburg Borough Code of Ordinances, the Regulated Rental Unit Occupancy Ordinance, to allow a designated property manager to reside or actively maintain offices within 40 miles of the rental unit. The vote passed 6 Yea/1 Nay with Mr. Heyser the dissenting vote.

Parking Department

Moved Ms. Lawson seconded Mr. Schindel to authorize the solicitor to prepare for subsequent enactment by the Borough Council an ordinance amending Chapter 15, Part 4 of the Gettysburg Borough Code of Ordinances relative to removing an area on East High Street from on-street metered parking zone and designating areas on East High Street as a reserved parking space for persons with disabilities and as reserved unmetered parking spaces for Borough employees. Motion carried unanimously.

Borough Engineer

Borough Engineer Chad Clabaugh reported that the Broadway Island public meeting held on November 8th was well attended. He also reported that the boring under the CSX railroad tracks on Stratton Street to create a passage for pipes is completed. Mr. Clabaugh noted that the project is running approximately \$200,000 under budget of about \$1.2 million, which includes \$700,000 of storm sewer improvements. Some of the savings is due to less rock encountered while boring under the railroad tracks. The project continues on Stratton Street and then crossing over York Street to Zerfing Alley.

Moved Mr. Heyser, seconded Mr. Schindel to approve application for payment No. 2 to E.K. Services, Inc. for the Stratton Street Storm Sewer Improvements project in the amount of \$261,854.10. Motion carried unanimously.

Borough Manager

Manager Gable gave an update on the Gettysburg Christmas Festival scheduled on Saturday, December 1st from 10:00 AM to 9:00 PM. He said that there are many events planned for the day along with themed activities along the streets. Manager Gable said that Main Street Gettysburg along with many volunteers have been busy planning for the first annual Christmas Festival. He said that Main Street has been handling Facebook page inquiries of more than 100,000 communication exchanges, and noted that many hotels are already booked for the event.

Moved Mr. Berger seconded Mr. Schindel to authorize the setting of a special meeting of the Borough Council to be held on Monday, November 26, 2018, at 6:45 p.m., for the purpose of enacting an ordinance for the formation of the Gettysburg Borough Stormwater Authority pursuant to the Pennsylvania Municipality Authorities Act. Motion carried unanimously.

Moved Mr. Strauss seconded Mr. Schindel to authorize the finalization and publication for subsequent enactment at the November 26, 2018 special meeting of the Borough Council of an ordinance authorizing the formation and organization of the Gettysburg Borough Stormwater Authority pursuant to the Pennsylvania Municipality Authorities Act and to authorize the execution and filing with the Secretary of the Commonwealth of Pennsylvania of Articles of Incorporation for the Gettysburg Borough Stormwater Authority. Motion carried unanimously.

Moved Mr. Schindel seconded Mr. Heyser to authorize the Borough Secretary to give notice and cause the same to be published that the proposed budget providing an annual estimate of revenues and an annual estimate of expenditures for fiscal year 2019 has been prepared and will be made available for public inspection for a period of not less than ten (10) days commencing on Monday, November 26, 2018 and ending at the close of business on Friday, December 7, 2018, prior to the completion and adoption of the budget for fiscal year 2019 by the Borough Council. Motion carried unanimously.

Moved Ms. Lawson seconded Mr. Schindel to authorize the solicitor to prepare, finalize and publish a proposed ordinance for intended enactment at the next monthly general business meeting of the Borough Council to be held on December 10, 2018 for the purposes of fixing the real property tax rate for the Borough of Gettysburg for fiscal year 2019 at 3.8320 mills, the occupation tax rate at 30 mills and the fire protection services appropriations tax rate at 0.2500 mills. Motion carried unanimously.

Liaison Reports

Gettysburg Area Recreation Authority

Councilman Schindel announced the upcoming events that GARA has scheduled: Bus trips to Ocean City in September and New York City in December; and "Pantsuit Politics Live" at the Majestic on November 17, 2018 at 7:00 PM, tickets are \$35.00; he noted a portion of the sales will benefit GARA. He reported that the Gettysburg Little League and Generals sports season has ended for this year.

Gettysburg Municipal Authority

Council President Naugle reported that GMA approved the resolution giving them the ability to reimburse GMA of any capital project expenditure prior to receiving the bond;

completed the Susquehanna River Basin Commission application for the Comp Plan; and they received verification from DEP approval for sell of unused 2018 end of water year credits.

Planning Commission

Councilman Strauss said that the Planning Commission will begin reviewing the Sidewalk Ordinance and asked Council to discuss and give them direction.

Adams County Boroughs Association (ACBA)

Mayor Streeter announced that the next meeting is scheduled for Monday, November 19 at 6:15 PM at the Pike Restaurant in Gettysburg. The speaker is Daryl Crum, Director, County of Adams Tax Services.

Adams County Transportation Planning Organization (ACTPO)

Council President Naugle said that Main Street President Deb Adamik is attending the training tonight about PennDOT Connects, Powered by Communities. The PennDOT Connects is a program designed to improve communities and transportation systems through collaboration between PennDOT and local communities.

Adams County Heroin Task Force

Councilman Strauss said that the movie Beautiful Boy is showing at the Majestic Theater. It is about a family's experience with addiction, survival and recovery.

Trail Feasibility Study

Councilman Berger reported that the Grand History Trail met recently with a private property owner. As information becomes available he will report to Council.

Elected Official's Comments

Councilman Lawver read a letter he received from Jim and Chris Codori, Codori Memorials, thanking the Public Works Department for the cooperation and assistance throughout the Gettysburg Inner Loop bicycle/pedestrian bike bridge construction on West Middle Street (see attached).

Public Comments

Mike Shestok, 264 Baltimore Street said that he attended the Broadway Island meeting and asked about other alternatives.

Bill Aldrich, Long View, Gettysburg expressed his concerns with keeping pedestrians off the CSX Railroad property when the REDDI site is developed.

Planning Director LaBarre pointed out that Council only approved the design recommended by HARB for interior work. The property owner still needs to secure building permits and submit plans for work to be completed on the building. Ms. LaBarre pointed out that safety is a priority and when the plans are submitted they will be thoroughly reviewed.

Moved Mr. Schindel seconded Mr. Heyser to adjourn the meeting at 9:45 PM to an executive session. Motion carried unanimously. Council President Susan Naugle dismissed the executive session at 10:30 PM.

Respectfully submitted,



Sara L. Stull
Borough Secretary

CAJCP Planning Commission Comments

Gettysburg Borough Planning Commission

Future Land Use

DC7.4 Gettysburg Borough should explore various ordinance options which are designed to promote new and re-development in the Downtown Core. Such options could include an increase in maximum building height limits and innovative strategies for parking.

PC Recommendation:

- Change "increase in maximum building height" to "increased density"
- Add the following text in Economic Development Recommendations:
"Gettysburg should perform a study distinguishing areas appropriate for redevelopment, infill development, adaptive reuse, and preservation. Financial incentives should be focused to promote each within the respective areas identified in the study"

NMU14.4 York Street/North Sixth Street/East Middle Street

PC Recommendation:

- Change North Sixth Street to *Sixth Street*

Neighborhood Mixed Use: Borough Corridors:

Public Comment:

- Apply the following text to all gateway corridors:
"Target corridor for streetscape enhancements to improve visual character on entry into nationally significant Gettysburg and improve continuity between downtown corridors."

Mixed Use: North Fourth Street

PC Recommendation:

- Add recommendations for transitioning between zones/neighborhoods.
- Discourage free-standing residential use. Should be mixed-use buildings/development or higher density residential uses such as single-family attached dwellings.

FLU Map

PC Recommendation:

- Object to FLU changes in Cumberland Township area from RL to RR, especially along Mummasburg Road, which in plan is highlighted as Rural Scenic Corridor.

ACOPD Response:

Cumberland Township has considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

Build Out Analysis

PC Recommendation:

- If Primary DGA can accommodate anticipated growth, Secondary DGA's should be either removed or prioritized as "second." Growth in the Region should be centered around Gettysburg.

ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

Agriculture

A3.3 Investigate the demand and feasibility for a Transfer of Development Rights (TDR) Program.

PC Recommendation:

- Remove Secondary Growth Area from TDR recommendation.

ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

CR1.2: Consider providing tax credits to active members of volunteer fire companies and nonprofit emergency medical service agencies through a volunteer service credit program, as enabled by Act 172 Volunteer Fire Tax Credit Act.

PC Recommendation:

- Amend to add: *Service criteria for tax credit should focus on fulfilling the need for emergency response, and include both minimum functional training requirements to ensure the volunteer functions as an interior firefighter, large apparatus driver or fire police officer or combination thereof, and minimum response criteria measured by quantity of responses per year.*

Housing

H1.2 Accommodate at least 75% to 80% of new housing demand within Designated Growth Areas.

"...The Primary DGA includes sufficient land area to easily accommodate the projected population and housing unit increase..."

PC Recommendation:

- Goal should state 'Accommodate at least 75% to 80% of new housing demand within Primary Designated Growth Areas.'

ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

Goal H3: Ensure that affordable housing opportunities are provided.

PC Recommendation:

- Insert call-out box with the following text:
"Affordable Housing: Housing in which the occupants which earn the area's median household income spend no more than 30% of their income for gross housing costs including utilities. Median household income in Cumberland Township is \$69,485, Straban Township is \$60,083, and in Gettysburg is \$31,158."

Housing

H5.1 Enhance connectivity within residential developments and to adjoining development through the provision of street, sidewalk, transit, and related mobility connections.

Board of Supervisors Recommendation:

- Add "bicycle trails" after "transit".
- Between bullets for "Sidewalks" and "Transit", add the following:
 - Bicycle Access: All residential developments should be designed to enable and encourage movements of residents by bicycle to adjacent neighborhoods, nearby businesses, public places, and other similar trails.

Transportation

T1.1 Connect the Spokes.

Board of Supervisors Recommendation:

- Add map of potential connection points
- Add a fourth bullet under “Improvements and connections to Camp Letterman Drive”:
 - “Infrastructure for safe bicycling and pedestrian walking”

Recreation

R3.3

Board of Supervisors Recommendation:

- Add third bullet “Support the Adams County Bicycle/Pedestrian Plan”

Economic Development

ED1.1 Strengthen cooperation between regional Economic Development Organizations, realtors and municipal officials to attract, retain and expand business opportunities in the Region.

PC Recommendation:

- Update ACEDC to Adams Economic Alliance
- Add text recommending collaborating with the Adams Economic Alliance and Advantage Adams to establish target goals and identify available resources.

ED2 Incentives for Development

PC Recommendation:

- Reference Funding Resources page on the County Planning website, and the Adams County Funding Resource Directory. Other tools municipalities can implement without outside funding sources include TIF, LERTA, and Business Improvement Districts.

ED2.1 Reserve development related financial incentives (TIF, LERTA, etc.) for projects in Designated Growth Areas.

PC Recommendation:

- Primary DGA’s only

ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

ED4.1 Direct economic development efforts into the following core areas...

PC Recommendation:

- Remove areas that are outside of Primary DGA

ACOPD Response:

Cumberland and Straban Townships have considered this comment, in addition to public comments from their residents, and decided to leave the recommendations for this area as-is.

U1.1-1.3 Regarding references to interconnection for backup water source.

PC Recommendation:

- Above Goal U1, delete “and implementing an interconnection with an out-of-region water supply source to address...” and replace with “recommend that the water supplier biannually evaluate alternatives to meet emergency contingency needs and provide the municipalities with such report.”

CAJCP Planning Commission Comments

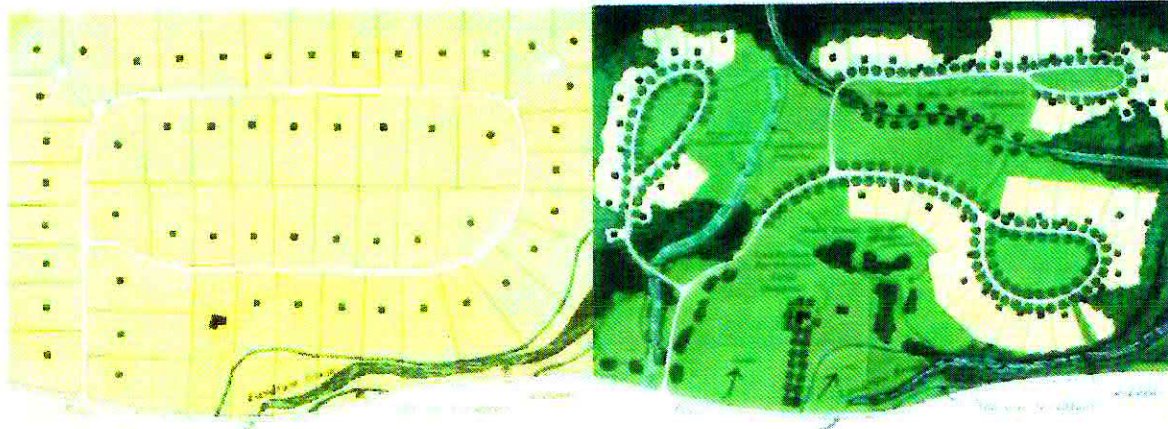
Cumberland Township Board of Supervisors

Future Land Use

AE2.2 Residential density should remain low. A maximum residential density of 1 dwelling unit per 25 acres or less is recommended.

Board of Supervisors Recommendation:

- Add graphic explaining density similar to the one below, but specific to cluster development in Ag Districts.



Both images achieve 55 homes on a 130 acre site using different lot sizes and configurations.

Future Land Use

RL3.3 Traditional agricultural uses and practices should be encouraged. Intensive agricultural operations that may impact surrounding low density residential and related rural uses should be discouraged.

Board of Supervisors Recommendation:

- Change text to the following:
"Traditional agricultural uses and practices are preferred. While the goal is that concentrated animal operations be located in the Agricultural District, current state laws preclude Concentrated Animal Operations from being prohibited in this zone."

Future Land Use

RR4.4 Nonresidential uses should be those uses that complement residential neighborhoods. Such uses may include schools, parks, municipal services, and similar uses.

Board of Supervisors Recommendation:

- Change "similar uses" to "complimentary uses."

Future Land Use

Neighborhood Mixed Use; US Route 15/PA Route 394 Interchange

Board of Supervisors Recommendation:

- Correct "394" to "134"
- Change this area to Mixed-use, not in growth area. Specify that it should target low-impact businesses.

Future Land Use

Mixed Use; Emmitsburg Road/Greenmount area

Board of Supervisors Recommendation:

- Change this area to Mixed-use, not in growth area. Specify that it should target low-impact businesses.

Housing

H5.1 Enhance connectivity within residential developments and to adjoining development through the provision of street, sidewalk, transit, and related mobility connections.

Board of Supervisors Recommendation:

- Add "bicycle trails" after "transit".
- Between bullets for "Sidewalks" and "Transit", add the following:
 - Bicycle Access: All residential developments should be designed to enable and encourage movements of residents by bicycle to adjacent neighborhoods, nearby businesses, public places, and other similar trails.

Transportation

T1.1 Connect the Spokes.

Board of Supervisors Recommendation:

- Add a fourth bullet under "Improvements and connections to Camp Letterman Drive":
 - "Infrastructure for safe bicycling and pedestrian walking"

Recreation

R3.3

Board of Supervisors Recommendation:

- Add third bullet "Support the Adams County Bicycle/Pedestrian Plan"

General

Board of Supervisors Recommendation:

- The Comprehensive Plan needs to include an easily accessible list of all acronyms and their definition.

General

Board of Supervisors Recommendation:

- Where the National Park Service has monuments along state roads, request that they provide safe off-road parking to declutter the streets of parked cars and provide safe vehicle egress (not on roadways where traffic is passing). One has gravel area near monument, but 'no parking' signs. Examples; First Shot House on Route 30, Emmitsburg Road across from visitor's center.

General

Board of Supervisors Recommendation:

- Review all land use areas to make sure there is consistency on how they are applied.

U1.1-1.3 Regarding interconnection for backup water source.

Supervisors Recommendation:

- Above Goal U1, delete "and implementing an interconnection with an out-of-region water supply source to address..." and replace with 'recommend that the water supplier at least biannually evaluate alternatives to meet emergency contingency needs and provide the municipalities with such report.'

CAJCP Planning Commission Comments

Straban Township Planning Commission

Future Land Use

Industrial Recommendations

PC Recommendation:

- Change the McDermitt's area to Mixed Use.

Future Land Use

Rural Landscape Recommendations

PC Recommendation:

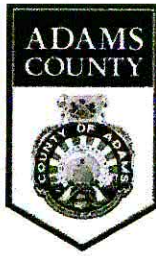
- Change section of Route 30 outside the designated growth area to "Mixed Use" to remain consistent with existing uses along the corridor, but do not extend growth area.

Future Land Use

Suburban Residential

PC Recommendation:

- Route 394 conditionally approved plan of Amblebrook (formerly Gettysburg Commons and Discovery Gettysburg) – Not all phases are categorized as residential on the FLU map. Planning Commission deliberating whether to include the additional already approved phase to the map, or leave as is. Do not want it shown in growth area, but the likelihood of the project developing out is increasing and may want it represented somehow on FLU map.



ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT


670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325

Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

DATE: October 17, 2018

TO: Gettysburg Borough Council
Gettysburg Borough Planning Commission



FROM: Carly Marshall
Comprehensive Planner

SUBJECT: County Review
Gettysburg Borough Zoning Ordinance Amendment
ROR District Dimensional Standards
File# ORD-18-013

In accordance with Section 609.e. of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended), and following a review of the Adams County Comprehensive Plan and other relevant documents, the Adams County Office of Planning and Development held a staff meeting to review the above-referenced zoning amendment and offers the following comments.

Summary: We support the Borough's efforts to maximize density in the limited acreage available for development, or redevelopment within Gettysburg and are pleased to have been able to assist with the process of developing the subject ordinance revisions. We have reviewed the revised zoning text amendments addressing primarily ROR District dimensional standards and incentive-based height extensions. We generally support the revisions included in the current language, particularly those which include HARB and Planning Commission involvement in the Special Exception process for Mixed-Use Building, Extended Height, and offer the following comments for your consideration.

A. Section 27-8A02 Uses Permitted by Right. The revised language would disallow several lower-intensity residential uses as by-right uses in the ROR District. We understand the intention of this action is to ensure increased density development in this district, pursuant to the proposed purpose statement in 27-8A01. We encourage the Borough to consider whether they wish to limit the ability of all parcels within the ROR District from developing Single-family housing – particularly Single-family attached dwellings (townhouses). This use could be permitted as a Special Exception as a part of a larger, mixed-use development.

B. Section 27-1524.2W(2): Increase Height Incentive. We support the Borough's decision to limit the height permitted by incentive to 72' plus 12' for mechanicals. That said, the height incentive schedule was developed in consideration of an 84' maximum height, although the Borough still has the potential to realize one or two of the desired improvements with the incentive schedule as proposed.

If an amended schedule is considered, we would like to offer a summary of the intention of the incentives listed, as some time has passed since they were initially developed. The Borough should consider how they prioritize the following incentives when discussing the amount of height increase per incentive.

Internal Parking. The basis for inclusion of this incentive was to encourage developers to be creative with parking solutions in a way that reduces the amount of surface parking on a lot. While the provision of parking is often necessary for the success of a project, surface parking can erode a municipality's tax base by reducing buildable area. It was the desire of the Borough that developments in the ROR District serve as an example to future developments throughout the Borough in terms of increasing or maximizing density potential through the use of internal or underground parking.

Gettysburg Inner Loop. There has been significant public support for the extension/completion of the Gettysburg Inner Loop through this zoning district. If a developer installs a portion of the trail as a part of their overall land development process, it will reduce the need for the Borough to expend time and resources on the trail through that property.

Public Green Space. There is a long history of public desire for an area for a permanent farmers market on this site. While public space is generally supported, we did not wish to limit its use to a farmers market. The Borough also expressed desire for a developer to utilize rooftop and building step-back areas for restaurants and/or gathering spaces. The Borough also expressed the desire for developers to utilize creative, multi-purpose stormwater management facilities, encouraging them to maximize density and not erode lot area with single-purpose stormwater management features. This incentive has evolved over several iterations, but in essence a developer must provide a *publicly accessible area* (not including parking), and are provided a broad list of materials or mechanisms by which to implement the incentive.

Relocation of Transit Services and Public Restrooms. This incentive was included because developers interested in the 'Gettysburg Station' site in the past had named the inability to access Carlisle Street as an impediment to success for a development. The local transit service has unofficially expressed their willingness to relocate, particularly to a smaller building, however the current transit station was built with Federal funding. Thus, to move the transit *services* (not the building) to another location, a portion of the funding for the building would have to be repaid. Additional height was proposed as an incentive to help a developer recoup the cost of repaying that funding. The public and Borough Planning Commission expressed the desire to retain the service and the public bathrooms near its current location to maximize accessibility for riders and proximity to the downtown area.

B. *Section 27-1524.2W(4): Building Step-back Requirements.* These standards were initially developed in consideration of an 84' or 96' building height. At 72' in height, the inclusion of both subsections is redundant and unnecessary, and the Borough may wish to consider eliminating one. We feel both setback techniques have merit, and it is a matter of preference for the Borough to decide which one they would prefer to retain. Subsection (5) relating to the 45 degree angular plan would allow more design flexibility, although if it were to stand alone it may lose some context and the Borough may wish to add further clarity that it should not be interpreted as a build-to line.

cc. Andrew Merkel, Assistant Director