

**May 5, 2008 Minutes
Public Hearing for
Proposed Comprehensive Amendments
Zoning Ordinance
Borough of Gettysburg**

Council President Edwin Peterson called the Public Hearing for the proposed comprehensive amendments to the Gettysburg Borough Zoning Ordinance to order at 4:00pm on Monday, May 5, 2008. Merry Bush, Assistant Borough Secretary, called roll call. Councilors present were Caroline Smith, Holliday Giles, Ted Streeter, John Butterfield, Susan Naugle, Robert Krummerich, Alice Estrada, Mayor William Troxell, Harold Eastman, Borough Solicitor and John Lawver, Borough Manager. Michael Birkner was absent. There was a quorum of Council members in attendance. Others present were: Dave Sites, Realty Leasing and Management; Gary Hartman, Hartman & Yannetti; John S. Phillips, Phillips & Phillips; Scott Hill, 124 N. Stratton Street; Peter North and Jim Biesecker, Gettysburg College; Amy Gorman, 282 Longstreet Drive; Elizabeth Gorman, 125 N. Stratton Street; Scot Pitzer, *Gettysburg Times*; Heather Faulhefer, *Evening Sun* and Max Stevens, WGTU.

The Borough Planning Commission submitted a written recommendation that the amendments to the Zoning Ordinance be adopted. The Adams County Office of Planning and Development received a copy of the proposed amendments on April 3, 2008 but did not offer a second review of the ordinance. The Borough did receive comments from the County on a previous draft.

A letter was received on April 28 from Gary Hartman, on behalf of Realty Leasing and Management, suggesting changes to the Tourist Commercial Zoning District to allow the following uses as a Special Exception: apartments and condominiums, single-family attached dwellings and shopping center. Tom Comitta said that there was a legal decision that requires a public hearing for any change to a draft Zoning Ordinance other than a comma or a period. He was not sure if Council wishes to proceed to another public hearing before the amendments are adopted.

Mr. Hartman said that he thinks that the recommended changes would improve the ordinance but if they are the only written comments he would be willing to address them after the ordinance is adopted. Mr. Hartman asked if the ordinance would be adopted at the next Borough Council meeting. Harry Eastman said that the ordinance would be adopted at a Special Council meeting immediately after the Public Hearing.

Erick Hume representing Gettysburg College spoke with both Tom Comitta and Harry Eastman regarding the definitions of "student housing." The college is concerned that the definitions will preclude the College from providing non-institutional student housing. Mr. Comitta said that usually after a Zoning Ordinance is adopted there is a period for cleanups.

Tom Comitta distributed a two-page summary of changes to the ordinance dated April 1, 2008 that he prepared. He also presented a land use table that he recommends be adopted with any revisions to the ordinance.

Peter North would prefer that the definition of student housing be returned to that in the earlier ordinance that the use would be allowed by Special Exception in the R-2 Moderate Density Residential and the Old Town Districts, adjacent to the campus. Specifically, he said that it is not necessary to have two definitions of student housing—institutional and regular. He also said that the College does not wish to delay adoption of the ordinance.

There being no other questions or comments. The Public Hearing was adjourned at 4:33 pm.

Respectively submitted,

Merry V. Bush
Assistant Borough Secretary