

**BOROUGH OF GETTYSBURG**  
**59 EAST HIGH STREET, GETTYSBURG, PA 17325**  
**COUNCIL PUBLIC HEARING MINUTES**  
**OCTOBER 22, 2018**

President Susan Naugle called the meeting to order at 6:00 PM with the following Councilors present: Vice President Jacob Schindel, Mr. Wesley Heyser, Mr. Christopher Berger, Ms. Patricia Lawson, 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; Planning Management Assistant Karen Mesher; and Finance Director, Nickie James.

Others present include: Elizabeth Rairigh, PHMC-PASHPO, 400 North Street, Harrisburg; Dave Clapsaddle, Straban Township, 1745 Granite Station Road; Gary Shaffer, Chairman HARB, 26 North 4<sup>th</sup> Street; Sarah Kipp, Chair, Planning Commission, 126 Baltimore Street; Dominic Picarelli, Planning Commission Member, 273 West Street; John Rice, Planning Commission Member, 60 West Broadway; David Rice, 145 West Broadway; Michael Birkner, Former Council President, 66 East Broadway; Sue Cipperly, 314 North Stratton Street; Linda Taylor, 149 West Lincoln Avenue; Bob McIlhenny, 1370 Old Harrisburg Road; Roger Lund, The Christmas Haus, 9-17 Baltimore Street; Wendy Allen and Elaine Henderson, Lincoln Into Art, 329 Baltimore Street; and Becka Fissel, Borough Parking Enforcement Officer. Representing the press was Jim Hale with the *Gettysburg Times*.

President Susan Naugle announced the purpose of the public hearing is to receive public comment on proposed zoning text amendments to Chapter 27 of the Code of Ordinances of the Borough of Gettysburg, for the purposes of revising the Residential Office Redevelopment (ROR) District relative to certain dimensional requirements, revising building height requirements, providing for increased building height by special exception, and amending part 2 of the zoning ordinance by adding definitions.

President Susan Naugle pointed out that this is the second hearing to hear comments as required noting the first was held in August 2018.

Manager Charles Gable gave a review of the proposed zoning text amendment changes noting that most of the draft remains the same as advertised for the August Public Hearing. Council deliberated at a public meeting in September, and voted to amend the draft ROR to retain the 45 degree height in the RO, TC, R1, R1A and R2 Zoning Districts; remove single-family attached dwellings, single-family semidetached dwellings, and two-family dwellings to ensure that the intent of the ROR Zoning District does incorporate mixed use, and a maximum height with special exception to 72 feet plus 12 feet for mechanicals.

Councilman Charles Strauss said that the Planning Commission reviewed the amendments after Borough Council amended the draft ROR. He asked Sarah Kipp, Planning Commission Chair to provide Council with their recommendations.

Sarah Kipp, Chair Planning Commission said that the members reviewed the proposed changes and revised text amendments to the Gettysburg Borough Zoning Ordinance at their meetings in October. See attached the Planning Commission comments and recommendations.

**Public Comments:**

**David Rice, 145 West Broadway** supported the Planning Commission recommendations. He said that he would like to see a viable building at the Gettysburg Station property, but was concerned with the height.

**Linda Taylor, 149 West Lincoln Avenue** was in attendance on behalf of Monica Oss to make sure that Council received her letter opposing the height.

**Bob McIlhenny, 1370 Old Harrisburg Road** asked Council to table any decisions about raising the building heights in the Historic District, noting that Gettysburg has a historic character and he doesn't want to see it ruined. Mr. McIlhenny said that a decision shouldn't be made until a reputable developer can justify the need to raise the height limits in the ROR Zoning District.

**Sue Cipperly, 314 North Stratton Street** said that she agrees with the new recommendations made by the Planning Commission. Ms. Cipperly also noted that old drawings show an area for a bike path that continues along the railroad tracks.

**Michael Birkner, Former Council President, 66 East Broadway** said that Borough Council represents the citizens and many of them are not happy with the proposed height. He noted that Gary Shaffer's presentation showed pictures of what the extreme height would look like, and said that it would block out sunlight for neighbors in the area.

**Roger Lund, The Christmas Haus, 9-17 Baltimore Street** said that he was in favor of building and bringing more businesses downtown, but that his concern with the height. He asked Council to think of what the long-term consequences for Gettysburg may be.

**Elaine Henderson, Lincoln Into Art, 329 Baltimore Street** said that Gettysburg is unique, and that we should make history the priority. She felt that the height would ruin the looks downtown.

**Sarah Kipp, Planning Commission Chair, 126 Baltimore Street** said that a basic height limit of 36 feet with a maximum building height of 60 feet would be better suited for harmonizing with the nearby residences.

**Gary Shaffer, HARB Chairman, 141 East Middle Street** said that he was pleased to see some movement in lowering the building height.

**Wendy Allen, Lincoln Into Art, 329 Baltimore Street** said that she supported the Planning Commission recommendation to lower the building height, and would also like to see the Transit Center remain at its locations.

Moved Mr. Schindel, seconded Ms. Lawson to adjourn the public hearing at 7:15 PM.

Respectfully submitted,



Sara L. Stull  
Borough Secretary

October 17, 2019

Gettysburg Borough Council  
59 E. High Street  
Gettysburg, PA 17325

RE: Proposed text amendments to Chapter 27 of the Code of Ordinances of the Borough of Gettysburg adding certain definitions, revising height requirements in certain zoning districts, revising the regulations for the Residential Office Redevelopment (ROR) District relative to certain dimensional requirements, by removing certain uses permitted by right, adding an incentive-based, extended height mixed-use building use to be permitted by special exception, and by amending Part 15 by adding certain specific requirements and criteria for the extended height mixed-use building use to be permitted by special exception.

Dear Borough Council Members,

The members of the Planning Commission received a letter dated September 19, 2018 requesting our review of the “proposed changed and revised text amendments to the Gettysburg Borough Zoning Ordinance” and the submission of “any recommendations and comments as a result of that review to the Borough of Gettysburg.” We reviewed and discussed the proposed ordinance changes in our “workshop” meeting held on October 3<sup>rd</sup>, and continued that discussion in our regularly scheduled business meeting on October 15<sup>th</sup>. We respectfully submit the following comments, which received majority votes in our business meeting.

Page 3, Part 8A, under the paragraph beginning with “Section 8”: The proposed amendment recommends deleting certain subsections and uses permitted by right. The Planning Commission opposes the deletion of “S. Single-family attached dwellings, T. Single-family semidetached dwellings, and W. Two-family dwellings.” It is our belief that these types of residential uses are suitable and appropriate to the ROR District, that the scale and use of such structures is compatible with those surrounding the district, and that allowing these dwellings by right promotes creativity and flexibility in the redevelopment of underperforming parcels in the ROR District.

Page 5, paragraph labeled “3. Maximum Building Height”: This paragraph states that no building shall have a height in excess of 48 feet, except where additional building height is authorized by special exception. The Planning Commission recommends that no building shall have a height in excess of 36 feet, except where authorized by special exception. We believe that 36 feet is desirable in this district considering the surrounding architectural styles, the uses of neighboring properties, and the district’s build-to line requirements.

Page 6, part 15, subsection “W. Mixed-Use Building, Extended Height.” Under paragraph (2) of this section, the Zoning Hearing Board may approve, by special exception, buildings up to 72 feet in height, with an additional 12 feet permitted for mechanical equipment. The Planning Commission recommends that the maximum building height permitted by special exception be 60 feet, with an additional 12 feet for mechanical equipment. Buildings of 60 feet would be significantly taller than the vast majority of other buildings in surrounding areas, in the Historic District, and in the Borough as a whole.

Page 7, paragraph (b). This section describes one of the site improvements that can be made in order to seek approval to exceed the maximum building height. The Planning Commission recommends deleting the entirety of this subsection, which relates to the relocation of the existing transit center. At public meetings and hearings, a number of residents argued that the current location of the transit center is preferable to any other location within the ROR district. Unlike the other incentives, which aim to add

benefit to the community, we do not see relocation of the transit center as the same kind of “site improvement.”

Page 8, paragraph (4): We recommend a reconsideration of step-back requirements. It is our belief that the requirements to step back 20 or 30 feet should be removed. Instead the requirements should mirror what is seen in paragraph (5) on the next page, requiring step backs at a 45 degree angular plane.

We greatly appreciate your consideration of these comments.

Sincerely,

Sarah Kipp, Chairperson  
Gettysburg Borough Planning Commission