

**BOROUGH OF GETTYSBURG**  
**59 EAST HIGH STREET, GETTYSBURG, PA 17325**  
**COUNCIL PUBLIC HEARING MINUTES (SALDO)**  
**NOVEMBER 5, 2018**

President Susan Naugle called the meeting to order at 6:30 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 Planning Director Becky LaBarre; Finance Director, Nickie James; Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc.

Others present include: Sarah Kipp, Chair, Planning Commission, 126 Baltimore Street; Dominic Picarelli, Planning Commission Member; Mike Shestok, 264 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 for the Borough Council to provide and receive information and to obtain public comment prior to taking any formal action relative to the enactment of an ordinance containing proposed amendments to the Gettysburg Borough Subdivision and Land Development Ordinance. The proposed amendments to the Gettysburg Borough Subdivision and Land Development Ordinance (the "SALDO") are the result of the comprehensive review of the SALDO by the Gettysburg Borough Planning Commission and the Gettysburg Borough Engineer and are intended to update the application process and to streamline the plan review procedures under the SALDO. The draft ordinance containing the proposed amendments to the Gettysburg Borough Subdivision and Land Development Ordinance may be examined without charge or obtained for a charge not greater than the cost thereof at the Office of the Borough of Gettysburg from the Borough Secretary during regular business hours (Monday through Friday, 8:00 A.M. — 5:00 P.M.). In addition, the draft ordinance containing the proposed amendments may be downloaded from the Gettysburg Borough website at [www.gettysburgpa.gov](http://www.gettysburgpa.gov).

Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc. gave a brief review of the proposed amendments to the SALDO. He said that the current SALDO has inconsistencies regarding standards found in other stand-alone documents including the Borough's Stormwater Ordinance (Chapter 17) and Streets and Sidewalks Ordinance (Chapter 21). Additionally, several items do not correspond to the most current requirements of legislation like the Americans with Disabilities Act (ADA) or construction industry standards which have changed since adoption of the SALDO in 1999. Rather than update these standards within the SALDO whenever a legislative change occurs, the advertised ordinance now makes reference to these documents allowing updates to occur independently of the SALDO. Additionally, the SALDO now will reference a *Construction and Materials Specifications* document maintained by C.S. Davidson, Inc. allowing the SALDO to remain current with industry changes. Adoption of the *Construction and Materials Specifications* may be adopted by Council resolution, rather than by ordinance.

Becky LaBarre, Planning Director pointed out that the current ordinance is very cumbersome and difficult for people to use. She said that by making these changes would make it easier to keep up with the standards. Ms. LaBarre noted that the Adams County Office of Planning and Development was in agreement with the revisions (see attached).

Sarah Kipp, Chair, Planning Commission gave a brief review of the Planning Commission recommendations (see attached).

Becky LaBarre, Planning Director said that staff would like to provide language regarding preferred procedures for inspection of party wall/fire wall prior to recording subdivision of existing duplexes.

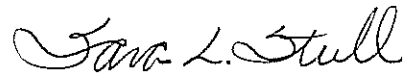
**Public Comments:**

Dominic Picarelli, Planning Commission Member, 273 West Street suggested granting a wavier when separating utilities if homeowners can prove the lines are adequate and easements are approved.

Mike Shestok, 264 Baltimore Street noted that this has been a long process for Council and staff and expressed his concern with the execution of the revised ordinance so that it is made easy for citizens.

Moved Mr. Schindel, seconded Mr. Lawver to adjourn the public hearing at 6:50 PM.

Respectfully submitted,

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

Sara L. Stull  
Borough Secretary




## 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 31, 2018

**TO:** Gettysburg Borough Council  
Gettysburg Borough Planning Commission



**FROM:** Carly Marshall  
Comprehensive Planner

**SUBJECT:** County Review  
Gettysburg Borough Subdivision and Land Development Ordinance Amendment  
File# ORD-18-024

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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.

**Comments:** The Office of Planning and Development strongly supports Gettysburg Borough's efforts to reduce redundancies and improve the way the SALDO works in conjunction with other Borough Ordinances. We also strongly support the addition of standards that would provide a time limit within which conditions of approval must be met. We feel these changes will provide improvements in ease of use for applicants and in administering the ordinance in the future.

1. *22-603.1 Final Plan Requirements:* The vast majority of the information and materials required on Final Plans are the same as those required on Preliminary Plans, and encompass approximately seven pages of standards. We recommend the Borough consider revising this section to include the following or similar statement:

*All of the information and materials listed in this section, as well as those listed in Section 22-503 Preliminary Plan Requirements are required as part of all final plans for: (i) a major subdivision; or (ii) a land development.*

2. *22-502.2.A.3* This section requires two copies of the plan checklist. The checklist is proposed to become an administrative function, rather than a part of the ordinance. We have no objection to this, however there are several references throughout the various plan requirements

to the checklist. The Borough should verify that all standards that include the following statement are relevant to the new checklist:

*“(place “NA” in “Not Submitted” column if not proposed)”*

3. 22-503.1.A(2): The two sentences in this standard do not appear related. Consider deleting the second sentence regarding printed copies, as it is covered in the submission requirements of the SALDO.
4. 22-603.1.C(5): The second part of this requirement beginning with “Wetlands.” is covered in 22-603.1.C(4) and should be deleted.
5. 22-503.1.D(6) and 22-603.1.D(6) Consider removing (if known) from this standard, unless it is of the opinion of the Borough or Borough Engineer to be necessary.
6. 22-603.1.N(4): Duplicate standard, already in 22-603.1.D(2).
7. In examining the preliminary and final plan drawing standards to identify which were identical and could potentially be removed pursuant to the previous recommendation, we found a some inconsistent standards or language between Preliminary and Final Plan drafting requirements. It should be noted that we did not compare the Preliminary and Final Plan drawing requirements to those of Minor Plans, and recommend the Borough should also review those requirements in comparison with applicable Preliminary and Final Plan requirements for consistency prior to adopting the proposed amendment.

The following standards occur on both the Preliminary and Final Plan requirements, but contain minor differences in verbiage. Most are very minor and would not typically require amending, but while the Borough is doing Ordinance work, they may wish to consider revising the following standards for consistency:

22-503.1.A.(7) and 22-603.1.A.(7)  
22-503.1.B.(12) and 22-603.1.B.(12)  
22-503.1.C.(1)a., b., and c. and 22-603.1.C.(1)a., b., (no c.)  
22-503.1.D and 22-603.1.D  
22-503.1.D(1) and 22-603.1.D(1)  
22-503.1.F(8) and 22-603.1.F(8)  
22-503.1.F(9) and 22-603.1.F(9)  
22-503.1.F(11) and 22-603.1.F(11)  
22-503.1.F(16) and 22-603.1.F(16)  
22-503.1.G(3) and 22-603.1.G(3)  
22-503.1.H(1) and 22-603.1.H(1)  
22-503.1.H(3) and 22-603.1.H(3)  
22-503.1.H(8) and 22-603.1.H(8)  
22-503.1.H(10) and 22-603.1.H(10)  
22-503.1.I(3) and 22-603.1.I(3)  
22-503.1.I(4) and 22-603.1.I(4)  
22-503.1.I(5) and 22-603.1.I(5)

*22-503.1.K and 22-603.1.K*  
*22-503.1.K(1) and 22-603.1.K(1)*  
*22-503.1.L(3) and 22-603.1.L(3)*  
*22-503.1.M(2) and 22-603.1.M(2)*  
*22-503.1.D(4) and 22-603.1.D(4)*

8. The following standards are different between the Preliminary and Final Plan requirements. The Borough may wish to apply different standards on Preliminary and Final Plans for several requirements, and should review the following to determine the need for either consistency or differentiation.

*22-503.1.C.(3)a. and 22-603.1.C.(4)* This should probably be its own subsection in the Preliminary Plan requirements, rather than nesting under watercourses. Additionally, since improvements are permitted once Preliminary Plan approval is granted, the Borough may want to consider having the same Wetland requirements for Preliminary and Final Plans.

*22-503.1.C.(3).i.* This section appears to be numbered incorrectly. Additionally, if the Borough does not permit septic systems, that reference could be removed from this standard.

*22-503.1.C.(4)* Preliminary Plans require the location of rock outcrops, stone fields and sinkholes on plans, but Final Plans do not.

*22-603.1.E(4)* Required on Final Plan, not Preliminary Plan.

*22-603.1.F(17)* Required on Preliminary Plan, not Final Plan, however this may be a redundant standard covered in a different section.

*22-603.1.L(4)* Required on Final Plan, not Preliminary Plan.

*22-603.1.M(4)* Required on Final Plan, not Preliminary Plan.

*22-503.1.N.* Required on Preliminary Plan, not Final Plan, unless covered in Stormwater Management requirements. Consider moving this standard to 22-503.1.H: Grading and Stormwater Management Plan.

*22-603.1.N(3)* Does not appear to be required on Preliminary Plan. Consider including this standard under D. Manmade Features or F. Proposed Layout.

**Summary:** As stated previously, the Office of Planning and Development strongly supports Gettysburg Borough's approach to simplifying their SALDO standards and reducing redundancies between the SALDO and other Borough Ordinances. We encourage the Borough to consider further simplifying their ordinance by referencing identical standards between Preliminary and Final Plans, and also to examine the requirements for Preliminary, Final, and Minor Plans for consistency.

cc. Robert Thaeler, Principal Planner

November 7, 2018

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

RE: Proposed Amendments to the Gettysburg Borough Subdivision and Land Development Ordinance

Dear Borough Council Members,

The members of the Planning Commission received a letter dated October 5, 2018 requesting our review of the proposed amendments to the Gettysburg Borough Subdivision and Land Development Ordinance (SALDO) as advertised for public comment. During discussion in our most recent meeting, it came to our attention that the changes we previously submitted for consideration lacked a few amendments that should have been included. We respectfully submit them to you now.

We recommend deleting subsection (2) in Section 22-1006, regarding depth-to-width ratio requirements of lots. We believe that this requirement is inconsistent with recent lot size changes made to the zoning ordinance earlier this year.

Secondly, we recommend deleting attachments 1, 2, and 3 from the SALDO, which would then lead to renumbering attachment 4 as number 1.

Lastly, we recommend a change to the SALDO'S approach to utility connections to individually owned parcels. Currently the SALDO requires in Section 22-1009 that each parcel have its own sewer connection. We believe that the same principle should be applied to water connections in Section 22-1010 and gas connections in Section 22-1011.

We greatly appreciate your consideration of these comments.

Sincerely,

Sarah Kipp, Chairperson  
Gettysburg Borough Planning Commission