

## Public Hearing Minutes

April 22, 1996

President Simpson opened the hearing at 7:00 pm with Councilor's Schmitt, Giles, Gustafson, Troxell, Eline, Kreisher and Mayor Linn present. Also attending Manager Sterner, Code Enforcement Officer Weikert, Gerry Bennet, Richard Schmoyer, Muriel Rice, Dan Bringman, Michael Malewicki and Gary Ritter.

The purpose of this portion of the hearing to receive comments from the public on the revised Comprehensive Plan prepared by the Borough Planning Commission, with assistance of the Borough's consultant URDC.

There were no written public comments received.

Mrs. Rice indicated she was a member of the of the Planning Commission and attending to view the proceedings.

Dan Bringman, Business Manager of the Lutheran Seminary, stated the Seminary was concerned that zoning in the vicinity of the Seminary would remain sympathetic to its atmosphere, and not allow undesirable development on its borders.

Mrs. Gustafson suggested a paragraph be added to the section concerning water and sewer on page 47: "Encourage GMA prepare a study which analyzes the needs of the current sewer system in the Borough and a general schedule of upgrading or plan to reduce current or existing areas of concern". Upon her motion, and second by Mr. Troxell, the motion passed with Mr. Eline dissenting.

Gerry Bennet indicated he was attending as a member of 20/20, and although he had not read the proposed Comprehensive Plan, he strongly urged Council to included statements that encourages the Borough, investors and developers to capitalize on the newly proposed tourist attractions which are being planned near our borders. He believes these new tourist businesses will attract many people to the area, and create positive opportunities for business in town. The Borough should be taking steps to highlight the human interest history surrounding the Battle, restore facades to their original appearance, and in general create an historic atmosphere which would attract new business.

Members of Council noted that his suggestions were indeed included in the Plan.

Mr. Schmoyer referred his comments to the letter of review his office had prepared some time ago, and hoped they were incorporated into the Plan. He noted his prior comments are even more timely with recent proposals for development in Straban and Mt. Joy Townships.

\* With no further comments on the Comprehensive Plan, Mrs. Simpson invited Mr. Malewicki of Gettysburg College to explain the College petition for Zoning Amendment.

Mr. Malewicki indicated the College intends to purchase certain properties along North Washington Street adjacent to its campus for use of . The Zoning Amendment would change the R-2 District to allow student housing, with requirements for parking and screening, only in those R-2 areas immediately adjacent to Institutional (I) Districts. He noted the proposed zoning revisions which are scheduled to be adopted after completion of the Comprehensive Plan include this provision. The College originally intended to wait for the revised Zoning Ordinance, but now is anxious to proceed with their plans. He also noted these particular parcels will remain on the tax roles, along with certain others the College currently maintains on the tax roles.

Mrs. Rice spoke in favor of allowing this amendment, noting that when student housing is provided off campus by the College, better control is maintained by the College.

With no further business, Mrs. Simpson and members of Council thanked the Planning Commissions for its diligent and thorough work, and closed the Hearing at 8:05 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Sterner', with a stylized flourish at the end.

Charles W. Sterner  
Borough Manager