

Public Hearing Minutes
February 8, 1999

President Eline called the hearing to order at 7:00 PM. Those present in Council Chambers included Mr. Murphy, Mr. Andrews, Mr. Kreisher, Ms. Giles, Mrs. Gustafson, Mr. Woodward, Mr. Wiley and Mayor Troxell. Staff present included Manager Sterner, Secretary Stull, HPO Powell, CEO Weikert, Chief Gantz and Solicitor Eastman.

The purpose of the hearing was to receive comments from the public concerning the proposed Regulated Rental Unit Ordinance. The Chambers were at capacity with interested citizens. The following individuals offered comments:

Mr. Gareth Biser, N. Stratton Street, indicated his support for the ordinance. He hoped that the inspections required by the ordinance will create safer dwelling units and help to curtail the noise and behavior of students.

Mary Malewicki, W. Broadway, noted her concern with the increased student population in residential neighborhoods.

Ron Smith, N. Stratton Street, noted that student behavior has improved. He attributed this to personalities.

Don Maritz, E. Broadway, endorsed the ordinance and noted that the Bloomsburg ordinance was challenged in court and was found to be constitutional.

Carol DeSilva, E. Water Street, indicated her support for the ordinance.

Susan Bryant, E. Water Street, supported the ordinance.

Richard Godman, Barlow Street, supported the ordinance.

Donald Tannenbaum, N. Washington Street, noted he is both a resident and landlord. He fully supports the ordinance.

John Schwartz, Baltimore Street and advisor to the Phi Sigma Kappa fraternity, indicated that he has reservations concerning the ordinance, in particular its effect on fraternities.

Neal Oussoren, Lake Heritage, is fearful that the ordinance will expand to cover all rental units in the Borough.

Marvin Snyder, Pape Alley, also is fearful that the ordinance will eventually expand to all rental units.

Bret Miller, Gettysburg College student and fraternity member, urged Council to consider the hardships and added expense to fraternities.

Ginny Roser, Fairfield, opposed the ordinance.

Shirley Nace, Knoxlyn Road, reported she believes the last 10 months of all parties working together have made improvements in the north end. She does not want additional regulations, fees or inspections of her rental properties. She stated that she will not ask prospective tenants if they are related and will not evict students. She noted that there are approximately 1,500 rental units in Gettysburg yet this ordinance will only regulate 26, leading her to believe that the ordinance is unfair. She indicated that she is very opposed to the ordinance.

Raymond Kane, East Berlin, noted he was representing 36 members of the "Cabinet of Landlords". He recalled that the ordinance was brought forth due to conduct of students but the regulations will place the burden on landlords. He urged Council to enforce the codes already in place. He noted that since all parties have been working together the situation has changed. He does not want additional regulations, to pay a fee, or be forced to provide the Borough his lease. He believes the ordinance is directed at only rental units housing students, that it is not fair. He claimed that it effects only 16 landlords with 26 units.

Jamie Fleet, E. Middle Street and Gettysburg College student, indicated his strong support for the ordinance. He noted that the "contract" (lease) between landlord and tenant is a powerful tool that can be used to curtail the unruly behavior. He noted the ordinance is not ambiguous, that it simply requires landlords to regulate the conduct of their tenants.

Sam Mudd, Pine Street, spoke on behalf of the Hazel Alley Citizens Group. He indicated that group voted unanimously to support the ordinance. He stated that Borough management has offered the ordinance as an effective tool to curtail behavior, support the tax base, and preserve neighborhoods. He continued by noting that it is of no consequence whether the ordinance effect 26 or 1,500 landlords.

Don Borock, E. Broadway, noted that this is a quality of life issue. He noted the negative changes on East Lincoln Avenue since students began renting housing. He fully supports the ordinance.

Marion Davis, Barlow Street, urged Council to adopt the ordinance and to make it effective for all rental units.

Al Flickinger, Taneytown Road, voiced his opposition to the ordinance.

Richard Kelly, Baltimore Pike, noted he only has 4 units in the Borough. He is not totally opposed to the ordinance but does oppose a fee. He believes that all Borough taxpayers should pay to enforce and inspect, not just landlords.

Gordon Haaland, College President, reported that the College believes that this may not be the proper ordinance, that it is ambiguous and needs scrutiny. He indicated that the Borough Code Officer would have the authority to close the college completely due to infractions. He noted the College shared the concerns of residents, but that we all need to work positively. He believes the ordinance may result in unintended consequences. He did report that the College supports the intent of the ordinance: to provide quality housing,

protect neighborhoods and curtail unruly behavior. He urged Council to revise the ordinance, indicating that he has provided Borough staff with suggested revisions that would satisfy the College. He completed by noting he and his staff stand ready to work with the Borough and its citizens.

Letters were received from Walton Davis (opposed to the ordinance) and Harry Stokes (supporting the ordinance.) Both were distributed to Council.

With no further business, President Eline closed the hearing at 7:25 PM.

Respectfully submitted,



Sara L. Stull
Borough Secretary

