

SPECIAL COUNCIL MEETING

SEPTEMBER 1, 1992

President Simpson called the meeting to order at 7:30 PM with all of Council present except Holly Giles. Also in attendance: Don Oyler, Mr. Sterner, Mr. Weikert, Traci Lower representing the Times and Sharon Hare representing the Evening Sun.

Mrs. Simpson noted the purpose of the meeting is to receive comments on the proposed change in Uses and Lot Requirements for the Institution Zone in which Gettysburg Hospital is located.

Mr. Oyler gave a brief summary on the amendment to the Zoning Ordinance to create a health care district for the neighborhood of the Gettysburg Hospital.

Mr. Weikert reviewed the letters from the Adams County Conservation District, Adams County Office of Planning and Development, C.S. Davidson, Inc. and the Gettysburg Planning Commission. Copies were distributed.

Citizens in Attendance:

Harry Stokes, 22 Mummasburg Street, feels the zoning is outdated and should be modified. The Hospital and College should be classified differently. For economic reasons, the Borough should remain the primary service center for the County so we need to support the Hospital. Must try to keep the doctors offices and medical center close together. Care should be taken to protect Lincoln Cemetery and neighboring residential area. Council should also look at other areas that could be rezoned for Health Care such as South Washington Street.

Dick Shaffer, 322 Gettys Street, wanted clarification of area being zoned health care district. Asked if any long range plans have been decided for the South Side of Gettys Street and if other shops would be permitted other than flower and gift shops.

Bob Myers, 344 Gettys Street, interested in the proposed changes. This will not effect the south side of Gettys Street as it will remain R1 Residential.

Richard and Janette Fox, 334 Gettys Street, just here to observe the meeting.

Robert Harnisch, 368 Gettys Street, questioned Council on the proposed building plans of the Hospital, more specifically parking and lighting.

Betty Myers, 408 Long Lane, concerned about the buffer zone and if this area would be restored by grass. Her property adjoins the Hospital, and she is concerned about drainage issues.

Roger Stayman, 358 Gettys Street requested information concerning parking and buffer strips.

Mr. Oyler explained the the Hospital must submit a land development plan the the Borough's Planning Commission for approval, at which time issues such as drainage, landscaping, parking layout, and traffic will be discussed.

Dr. Baranski noted a need for additional physicians, and facilities for offices may require even more building on the Hospital property in the future. Hopes Council approves the proposed amendments.

Dr. Dwight Micheal, whose office is located on South Washington Street across from the Hospital, noted he had met stringent zoning requirements to expand his office. He feels that area should also be rezoned for Health Care so as to keep physicians close to the Hospital.

Dr. Maitland, President of Gettysburg Hospital, read the letter previously sent to Council requesting the zoning change. The Hospital needs the lot coverage increased to 70 per cent to follow through with its plans for building enlargement.

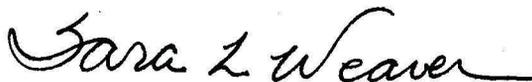
At the close of the public input session, Council discussed the proposed zoning changes.

Mr. Zellner suggested that the Hospital begin a study to inquire as to the feasibility of constructing a parking garage. Dr. Maitland indicated the Hospital had discussed that possibility, but the cost appeared to be prohibitive.

The consensus of Council was that the zoning change is warranted for the betterment of the community, and that most were prepared to vote on the matter at the September council meeting.

With no further business, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,



Sara L. Weaver
Borough Secretary