

**BOROUGH OF GETTYSBURG
TROXELL COUNCIL CHAMBERS
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL WORK SESSION MEETING MINUTES
MAY 23, 2022**

President Wesley Heyser called the meeting to order at 7:00 PM with the following **Councilors present:** Vice President Matthew Moon, Mr. Christopher Berger, Mr. John Lawver and Ms. Patricia Lawson. Mr. Chad Carr absent; and Mrs. Judith Butterfield was absent attending the PSAB Conference in Hershey. **Staff present included:** Mayor Rita Frealing; Assistant Borough Manager/Secretary Sara Stull; Borough Solicitor Harold Eastman, Barley Snyder; Director of Historic & Environmental Preservation Debra English; Planning Management Assistant Karen Mesher; Parking Manager Rebecca Fissel; and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc. Borough Manager Charles Gable and Planning Director Carly Marshall were absent.

Others present included: Jill Sellers, President of Main Street Gettysburg; Kathy Gilbert, 39 South Street; Scott English, 66-68 West High Street; Susan Cipperly, 314 North Stratton Street; Jean Green, 4 Straban Court; Susan Saum-Wicklein, 148 South Howard Avenue; and Mandy Day, 142 West High Street. Representing the press was Jim Hale with the *Gettysburg Times*; and filming by *Community Media-ACCTV*.

Announcements

President Heyser said that tonight's meeting is to review the zoning text amendments for the English property and for vacation rentals; but with two councilors absent and the Planning Director out we may need to continue discussions at the next work session.

Public Comment – Restricted to Old Business and New Agenda Items (not tabled items).

Mandy Day, 142 West High Street said that she resides in the Frederick Douglass Townhouses and is opposed to the proposed event venue at 66-68 West High Street. She said that some of the possible issues include parking, restrooms, music and a tent on the property. Ms. Day said that she has no opposition to a bed and breakfast which would be beneficial to the neighborhood.

Scott English, Owner of 66-68 W. High Street, read a prepared statement that highlighted the benefits to facilitate the use of event venues within the Third Ward and the Elm Street Overlay District. He noted that they have compromised on many of the aspects of the proposed venue and zoning text amendments, and that there are still some unresolved concerns that he hopes can be resolved soon. Mr. English said that they have overwhelming support of the proposed event venue and submitted an updated petition signed by approximately 80 people from both residents and businesses (see attached).

Susan Cipperly, 314 N. Stratton Street, read a prepared statement regarding her concerns with the proposed text amendment for 66-68 West High Street. She noted that a neighbor recently had a graduation party which used a tent for approximately 50 guests, music and a port-a-john, and said that an occasional celebration would be fine (see attached).

Kathy Gilbert, 39 South Street said that the proposed event venue for the English property would be a great benefit to the Borough. She pointed out that the pillow tax revenue would increase

due to people staying at local hotels while attending events at the English's. Ms. Gilbert also commended everyone involved with the extensive work being done on South Street stating that she is grateful and that it will be beautiful when completed.

Old Business

S. English Zoning Text Amendment Request

President Heyser said that Planning Director Marshall presented to Council for review the recommendations regarding the special events use and maximum floor area for nonresidential uses in the Elm Street Overlay District where it overlays the R-2 District. It includes the Zoning Text Amendment request by Scott English for his property at 66-68 West High Street along with all revisions, and it also includes the Planning Commission recommendations and the preliminary consensus of Council.

After reviewing the document and discussion with Council, President Heyser said that he would present the changes to the Planning Director to prepare another draft for Council to review at the June 23, 2022 Council Work Session. Council is hopeful to finalize it at that meeting so that they can prepare and advertise the amendment at the July Council meeting.

Zoning Text Amendment: Limiting Vacation Rental to One Per Property

President Heyser reviewed the memo presented by the Planning Director to clarify language regarding lodging uses. He explained that there has been unexpected issues relating to vacation rentals, and to differentiate as originally intended between various lodging uses. The Borough has also received complaints about inn uses that operate without local staff available to assist guests. The recommendations are as follows: Bed and Breakfast would require the lodging to be operated by a permanent resident of the lot; Inn Use would provide staff presence and would not provide any meals for guests; and Vacation Rental Use may only have one use per parcel or lot.

Councilman Lawver pointed out the International Fire Code regulations for smoke alarms and sprinkler systems that differ between commercial properties and vacation rentals.

President Heyser said that he would get clarification from the Planning Director regarding the Fire Code regulations.

Public Comment (open to items not on the agenda)

There were no public comments.

President Heyser adjourned the meeting to an executive session at 9:00 PM.

Respectfully submitted,

Sara L. Stull
Borough Secretary

May 23, 2022; 66-68 West High Street, English ZTA-220001

Good evening,

Our request is to facilitate the use of Event Venues within the Borough and the Elm St Overlay District, a District which already allows (by right) restaurants and day care facilities. Under the permitted use by code, these uses may operate from 7am to 11pm, seven days a week, 365 days a year. These uses create outdoor activities to include dining, drinking, outdoor entertainment noise, traffic, parking, tents (outdoor dining) - identical concerns as an outdoor event venue and are permitted by right in the Elm Street Overlay District. Our proposed adaptive reuse of the subject property represents a less intrusive and disruptive option. High Street organizations are already having car shows and other events that close High Street as we've shown in pictures at previous Council meetings. Please remember that the purpose of this Zoning Text Amendment process is to develop a Borough-wide ordinance that has a commonsense approach that facilitates **ALL** event venues.

We have compromised on many aspects of the proposed venue and associated Zoning Text Amendment specifics and still have these unresolved concerns and would like them to be discussed and finalized at this evening's Workshop and final motion on the June 13th Borough Council meeting:

- Permitted Use By Right: Our request for Permitted Use would fit with the Elm Street Program design, in line with already permitted uses in this overlay district and recommended as a Permitted Use right by the Council's Solicitor.
- Guest Size: To limit the guest size to 100 *including* event staff is an unreasonable limitation. The event staff will be provided by the renter as well as the Gettysburg Academy who will be keeping the event in compliance and should not be limited in the guest number designation. With an event booked out 1-2 years how are you to place a number on staffing? The event minimum should be 100 *excluding* event staff, or maybe place the number back to the original request of 150 to include staff?
- Tent Location: To place a restriction site specific to our property to locate the tent at the existing house line is an unreasonable hardship as that is site specific to our property. The tent location should be across the board to the "build to" line - which would be fair and consistent for all within this zoning overlay district and a reasonable and fair consideration, consistent with current code building line requirements.

We continue to receive overwhelming support from close to 80 residents and other businesses in the neighborhood. Please do not discount the opinions, desires, and feelings of Ward 3 residents. Most are working families with hectic life schedules and are not able to attend these meetings and do not enjoy public speaking.

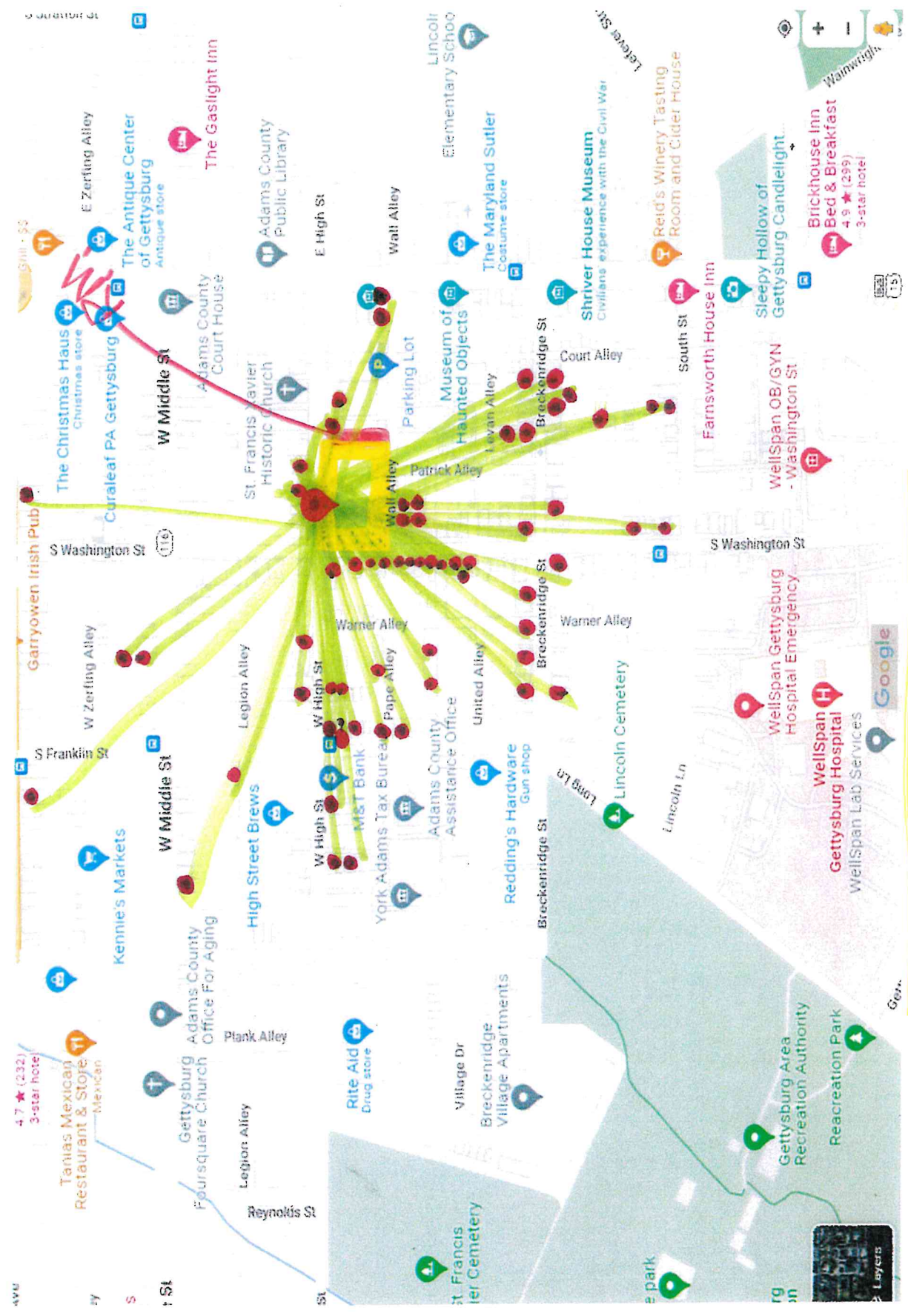
It is an interesting and complex challenge to navigate the opportunities and requirements between the Gettysburg Historic Overlay District and the Gettysburg Elm Street Overlay District while being mindful of the context and character of the existing neighborhood. The purpose of Gettysburg's Elm Street Program and the Elm Street Overlay District is to bring opportunities to an often-overlooked area of the Borough by facilitating mixed-uses in the Elm Street District. The purpose of the Historic Overlay District is to strengthen the Borough's economy through recognition that visitors are interested in Gettysburg's historic buildings and streetscapes as a part of the context of the Gettysburg National Military Park.

The property is a jewel in the 3rd ward and an events venue is a perfect adaptive reuse of this property. We hope to move forward and finalize this review in a timely manner.

Thank you for the opportunity to address you and thank you for your service as elected officials for the Borough of Gettysburg.

Scott English

IN FAVOR



● = PETITION SUPPORT OF EVENT VENUE


DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
Gladys Schmitt G. Rodriguez Rick Steiner	993 Sunset Ave. Cottisburg PA 43 BRECKENRIDGE ST GETTYSBURG	717 334-5547 717-334-1281
Donna Ballinger	25 Breckinridge	717-334-6180
Edward Mitchell Don Hart Lois Hart Nancy L. Smith Taylor Nancy Smith Cassandra May	34 Breckinridge St. 225 S. Washington St. 221 S. Washington St. 225 S. Washington St.	717-338-9968 717-420-7054 717-398-9310 717-398-5252
Richard Taylor	221 S. WASHINGTON ST	717-398-9308
Kim Curle	138 W. HIGH ST.	717-825-8771

DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
✓ Lendon Wilson	15 Chambersburg St. g-burg PA	N/A
✓ 	208 Chambersburg Pk	717-420-4435
✓ Terry Montsomerie	206 S. Franklin	
✓ Harold F. Staudt	240 W. High St Apt 1	717-253-6075
✓ Teresa Roth	15 W. Railroad St	(717) 778-5363
✓ Chris Ray	253 S. Washington St	(717) 282-1553
✓ Ty Sherman	240 West Middle St	717-778-1427
✓ Gabriel Shank	240 South Franklin St	717 357-5445
✓ George Mathis	34 Brecknidge St	

04 MAR 22

DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
Earl & Steinar	43 Breckenridge Street Gettysburg Pa 17325	334-1281
Georgann Hummel George M. Moseham	26 Breckenridge Street Gettysburg PA 17325	717-253-6315
Michelle Miller	64 Breckenridge St Gettysburg, PA 17325	717-676-5935
Michelle Huber	303 S. Washington St Gettysburg PA 17325	717- 557 578-9282
John A Edwards Loris A Edwards Hyacinthine Kyleigh Winston	249 S. Washington St. Gettysburg	(717) 965-5932
Sonyia Copacetic	241 S. Washington St. Gettysburg	717 963 6865
Arthur U. Antuan Young	231 S. Washington Street Gettysburg	717.477.8414
Guillermo Gonzalez Guillermo Gonzalez	2335 West Hylton St.	
Wanda Swartz	227 S Washington St Gettysburg	717 357-6958

DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
Angela Carbaugh	49 E. Water St, Gettysburg (Home)	
	47 W. High St. Gettysburg (Ward)	(717) 778-7333
Keth O Parker	56 E. Hanover St. Gettysburg (H)	717 334-7692
John W. Hight	47 W. High St. Gettysburg (W)	717-337-3751
	47 W. High St.	
	657-1581 AL PA 17325	717-337-3754
Kerry Mott	140 west high st.	
	gettysburg, PA 17325	484-264-8088
	150 Pope 17325	
	150 Pope 17325	202-445-3161
		—
Teresa Mastler	238 S. Franklin St	
William Baird	130 pare alley	717-357-7235
CINDY SILVER	130 pare alley	717 321 0432

04 MAR 22
DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue.
This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
Rose Lesseur	219 S. Washington St.	
Ann Murray	450 South Washington St	
Rafaela Moore	407 BALTIMORE	
Paula Ray	253 S. Washington St	717 420 2104
Erin Ray	211 S. Washington St.	610 924 0111
Kelly Messer	111 West High Street	
Jim Arnold	141 West St.	
Ann Young	129 W High St.	
Emelda Bailey	55 PARK AVE.	

DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
C Shultz / carli shultz	230 S. Washington St Gettysburg PA 17325	717-752-7797
Douglas Keckler	same as	717 650 9154
Dan Britton	201 S. Washington St Gettysburg PA 17325	717 650 9156
DAVE PALLEY Dane Valley	334 S. Washington St Gettysburg PA	717-337-3943
Tai Lee	55 W High St Gettysburg PA 17325	717-512-7896
Zi Zeng	270 S. Washington St Gettysburg PA 17325	717-253-7777
Philip Williams	1150 Breckinridge St Gettysburg PA 17325	240-625-5295
Philip Fazenbaker	40 W HIGH ST GETTYSBURG, PA 17325	717-250-0354
P.D. Fazenbaker		

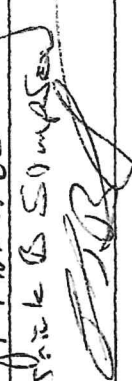
DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
Dawn Gilbert-Brown	270 S. Washington St	717-253-0638
Alene de la Rosa PAULINE K. BELL	123 BRECKENRIDGE ST	717-398-6494
Pauline K. Bell		
Jasmine Kennedy	129 Breckenridge St	717 715-41586
Juan Jasmine Kennedy		
Mary E. Murphy	143 Breckenridge St	717-334-2396
Ignacio Ignacio	144 A Breckenridge St	717-398-6677
Erica Johnson	340 S. Washington St	717 357-7948
Carrie Reich	340 S Washington St	717-778-8285
Carrie Reich		

DATE: February 23, 2022

As a resident of the 3rd ward I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME	ADDRESS	PHONE
✓ Darryl W Roberts Darryl Roberts	Apt #2 215 W. High St. Gburg PA	
✓ Patrick B Simpson 	152 W. High St Gburg Apt 17325	
✓ Debbie Fiebig Debbie Fiebig	418 Chambersburg St Apt 19 Gburg Pa	
✓ DANE YOUNT DANE YOUNT	59 E WATER ST. GATYSBURG PA.	
✓ FALCONER GUY FALCONER GUY	240 S Franklin St	717 321 5109
✓ Michael Wilbur Michael Wilbur	302 Hills Drive	443.289.1061
✓ Jim Arnold Jim Arnold	1212. W. High St.	
✓ Savannah Powell Savannah Powell	240 W. High St. Apt #10	

DATE: February 23, 2022

~~AS A BUSINESS OWNER~~

I am in full support of the property located at 66-68 W. High Street being utilized as a B&B and special events venue. This will bring much needed viability to our neighborhood I support this request. THANK YOU!

NAME

ADDRESS

PHONE

✓	Kathy Gilbert	39 South St.	717-253-3168
✓	Gary Gilbert	39 South St.	717-253-2929
✓	Nat Weaver	639 S. Washington	717-321-5251
✓	Beth Senseney	685 Campbellburg Rd	717-642-2500
✓	Jennie Dillon	30 York St. Artworks	717-414-3737

State law requires that you provide for all uses in your zoning ordinance.

You can pick as few as one zone that seems most appropriate, and meet the state requirement.

Then you set criteria for that use. Carly Marshall and the Planning Commission created a reasonable set of general standards.

You don't have to make sure that any particular property can - or wants to - meet those standards.

A couple of my recent observations --

First -

Recently, my next door neighbors had two graduates, so they had a party.

- There is a 6-foot solid fence between the yards
- 20 x 20 tent
- 50-60 guests
- music
- crowd noise
- adult supervision
- porta-john trailer

As an occasional celebration - this was fine.

On a regular, commercial basis, it wouldn't be a good fit for a neighborhood.

Second -

While walking on York Street, I wondered - Do downtown tourist crowds belong in neighborhoods? I don't think so.

I suggest you figure out which zones (like commercial & industrial) can accommodate this use without a lot of detailed things to enforce AND without making it hard for residents to enjoy their property. They invested in a house or pay rent, and they can vote. They are your constituents, and deserve your consideration.