

**BOROUGH OF GETTYSBURG  
TROXELL COUNCIL CHAMBERS  
59 EAST HIGH STREET, GETTYSBURG, PA 17325  
COUNCIL WORK SESSION MEETING MINUTES  
APRIL 24, 2023**

**President Wesley Heyser** called the meeting to order at 7:00 PM with the following **Councilors present:** Vice President Matthew Moon, Mr. Christopher Berger, Mrs. Judith Butterfield, Ms. Patricia Lawson, and Mr. Chad Carr. Mr. John Lawver was absent. **Staff present included:** Mayor Rita Frealing; Borough Manager Charles Gable; Assistant Borough Manager/Secretary Sara Stull; Borough Solicitor Harold Eastman, Barley Snyder; Police Chief Robert Glenny; Human Resource Coordinator Kara Riethmaier; Public Works Director Robert Harbaugh, and Chad Clabaugh, Borough Engineer, C. S. Davidson, Inc. **Staff absent included:** Director of Historic & Environmental Preservation Debra English; Planning Director Carly Marshall; and Parking Manager Rebecca Fissel.

**Others present included:** Jill Sellers, President of Main Street Gettysburg; Susan Naugle, Tom Jolin, Dennis Hickethier, Baird Tipson and Sarah Kipp representing the Healthy Adams Bicycle/Pedestrian, Inc. (HABPI); Scott English, owner of 66-68 West High Street; Jennifer Reisinger, 293 North Fourth Street; Robert Anderson, 293 North Fourth Street; Peter Bales, 35 Hanover Street and filming by *Community Media-ACCTV*.

**President Wesley Heyser** announced an executive session of the Borough Council of the Borough of Gettysburg was conducted immediately following the adjournment of the April 10, 2023 monthly general business meeting of the Council consistent with Section 708(a)(1) and Section 708(a)(5) of the Sunshine Act for the following purposes: (1) to discuss matters involving the employment and the terms and conditions of employment of Borough employees; and (2) to review and discuss matters of Borough business which, if conducted in public, could lead to the disclosure of information or matters of confidentiality protected by law.

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

**Susan Naugle, 650 Red Patch Avenue, Member of Healthy Adams Bicycle Pedestrian, Inc. (HABPI)**, thanked Borough Council for their continued support of the Gettysburg Inner Loop and the Race Horse Alley challenges that they have in making a decision regarding changing it to one-way traffic. She said that the approach should be to make the most of it by adding lights and benches with the critical goal to be for the safety of the bikers and pedestrians that use the alley and reducing the traffic, and pointed out that it is an alley and not a street. The Borough Engineer has done a lot of work reviewing Race Horse Alley and provided Council with recommendations for them to review and decide what is the best outcome.

**Tom Jolin, 249 Ridge Avenue, Member of Healthy Adams Bicycle Pedestrian, Inc. (HABPI)**, echoed what Susan Naugle said and thanked Borough Council for all of their hard work.

## **Old Business**

### **A. Gettysburg Inner Loop (GIL) – Racehorse Alley One-Way**

**Chad Clabaugh, Borough Engineer** gave a presentation on the Gettysburg Inner Loop, Phase B outlining the one-way options for Racehorse Alley (see attached). He said that Council does not need to make any decisions tonight but should review the information and plan to finalize within the next few months so that they can proceed with the project.

**Councilwoman Lawson** who is also a member of HABPI thanked the other Board members that are present tonight for the presentation.

**Councilman Moon** said that he is in favor of Option 6-the Franklin Funnel.

**Councilman Carr** said that he would be in favor of Option 6-the Franklin Funnel. He asked Engineer Clabaugh if he heard yet from M & T Bank that has access from the alley in to their parking lot. Engineer Clabaugh responded no he has not spoken to them yet.

**President Heyser** believes that the Franklin Funnel is impractical and that he would support Option 4-One Way West. He suggested that traffic be removed on Washington Street because it is a dangerous area when pulling out of the alley. He noted that he feels the local community will use the alley, and that he had not heard from anyone prior to this meeting.

**Councilman Berger** asked Chief Glenny what his thoughts were regarding bikers traveling against the vehicle traffic.

**Chief Glenny** responded that he is not in favor of bikes going in both directions unless the area is designated for bikers only.

**Chad Clabaugh** responded that there could be signage with a designated bike area and a contraflow lane.

**Councilman Berger** thanked the members of HABPI that came tonight in support of the Gettysburg Inner Loop. He said that he would support Option 4-One Way West, noting that by making the alley one-way, it would increase the traffic on Chambersburg Street.

**Councilwoman Butterfield** said that she drove the alley and noticed that most properties have parking behind their homes, and asked if the tenants of the Silk Mill Apartments will have issues getting their vehicles out. She also noted that when pulling out onto Franklin Street, it was difficult to see with the cars parked along the street.

**Chad Clabaugh** responded that they would be able to get their vehicles out of their parking lot without any problem.

**President Heyser** asked that Council review the options that were presented and be prepared to make a decision at the May Work Session so that the engineers can proceed with this project. He noted that this will be challenging but it does need to be done.

**Councilwoman Lawson** asked Borough Engineer Chad Clabaugh to give his ranking on the Race Horse Alley One-Way Scoring options.

**Chad Clabaugh** read the results of the Race Horse Alley One-Way Scoring options (see attached).

## **B. Employee Policy Manual**

### **1. Chapters 1-3 (Version 3.0) Final Review**

**Manager Gable** asked the Council members if there are any changes to be made in Chapters 1 to 3 that were reviewed at the last meeting. The Councilors responded that they had no changes to be made.

### **2. Chapters 4-10 (Version 2.0) Review**

At this time, the Council reviewed and discussed the Employee Handbook revisions beginning with Chapter 4 and ending with Chapter 6. After some discussion regarding the Whistle Blower Policy, it was determined that the wording needs to be amended.

**President Heyser** asked that Council continue to review the next several chapters to discuss at the May 22<sup>nd</sup> Council Work Session meeting.

## **New Business**

### **Adams County Historical Society Bicycle/Pedestrian Trail Feasibility Study**

**Borough Engineer Chad Clabaugh** gave a presentation on the Master Plan Trail to Adams County Historical Society (see attached). He said that there are no sidewalks from the Borough line to the new facility along the Biglerville Road. The plans and designs are almost complete and will be posted on the Healthy Adams Bicycle/Pedestrian, Inc. (HABPI) website. There are two options to choose from one on each side of Carlisle Street.

**Councilwoman Lawson** noted that she along with Engineer Clabaugh and Dennis Hickethier have met with representative from both the Adams County Historical Society, 625 Biglerville Road, and the Transitions Health Care Nursing Home, 595 Biglerville Road. She asked if either of them have met with Cumberland Township Officials to discuss cost sharing for this project.

**Dennis Hickethier** responded yes they have met with both the Cumberland Township Manager and a Township Supervisor to discuss the project. They have also met with the Gettysburg Area Recreation Authority to discuss grant opportunities. He pointed out that a memorandum of understanding will need to be executed for the healthcare easement and for the maintenance of the trail.

**Councilman Moon** expressed his gratitude for all the work HABPI members have done on this project to get people from the Borough to the Historical Society safely.

**Councilman Carr** said that he hopes that Cumberland Township will help with this important project. He noted that the Historical Society does very well with fund raising and may be willing to help.

**Public Comment** – (Open to items currently tabled or not listed on the agenda)

**Jennifer Reisinger, 293 North Fourth Street** expressed her concern regarding the vehicles speeding on Fourth Street. She read a prepared statement that she provided to Borough Council along with a traffic count study and a petition signed by the residents (see attached).

**Sarah Kipp, 126 Baltimore Street, member of the Healthy Adams Bicycle/Pedestrian, Inc.** said that she rides her bike all of the time on Race Horse Alley and said that it would be an inconvenience if she could not travel in both directions. She suggested that the Council choose the best option for both pedestrians and cars traveling in the alley that would provide safety for everyone.

**Scott English, owner of 66-68 West High Street** read a prepared statement that he provided to Borough Council along with a map listing the many non-residential properties located in the Ward 3 District and a petition signed by residents in favor of the event venue (see attached). He noted that the Zoning Text Amendment for an event venue has been discussed over the past eighteen months and has been supported and encouraged by the Central Adams Joint Comprehensive Plan and the Gettysburg Elm Street Program.

**Councilwoman Lawson** asked Scott English why he has a lot for sale sign on his property.

**Scott English** replied that he has been exploring other options for the property if the event venue is not approved. He said that there has been approximately twenty-seven people interested in purchasing the vacant lot and some would like both the house and the lot.

**President Heyser** adjourned the meeting to an executive session at 9:40 PM.

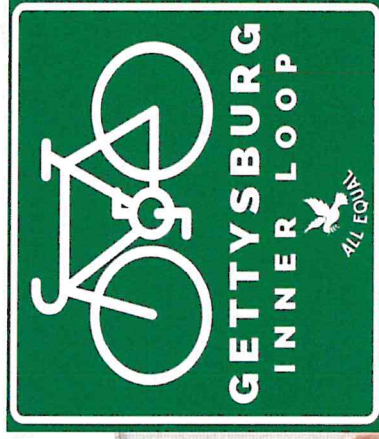
Respectfully submitted,



Sara L. Stull  
Borough Secretary



# Gettysburg Inner Loop, Phase B

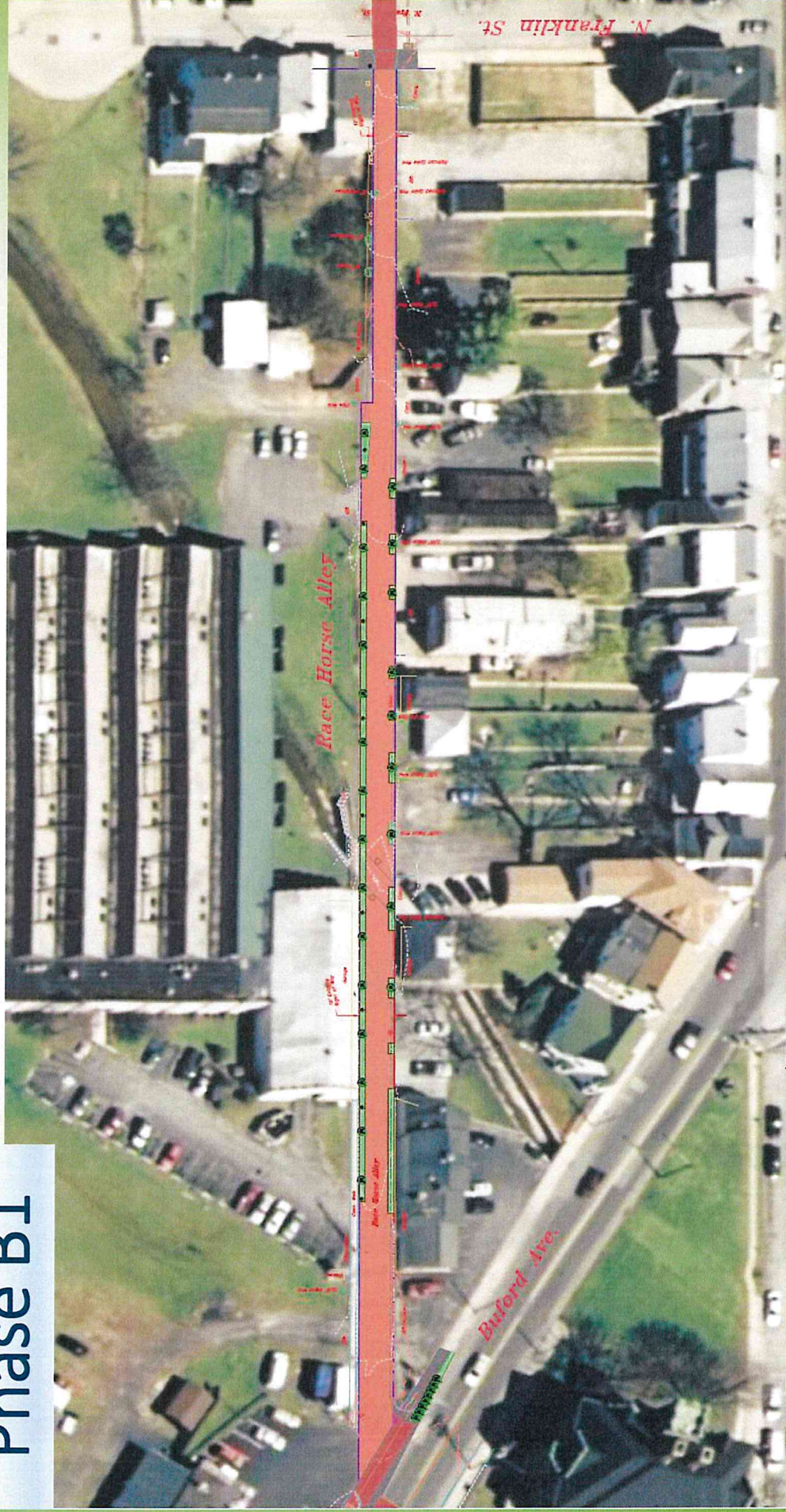


**C.S. DAVIDSON, INC.**

Chad M. Clabaugh, P.E.



## Phase B1

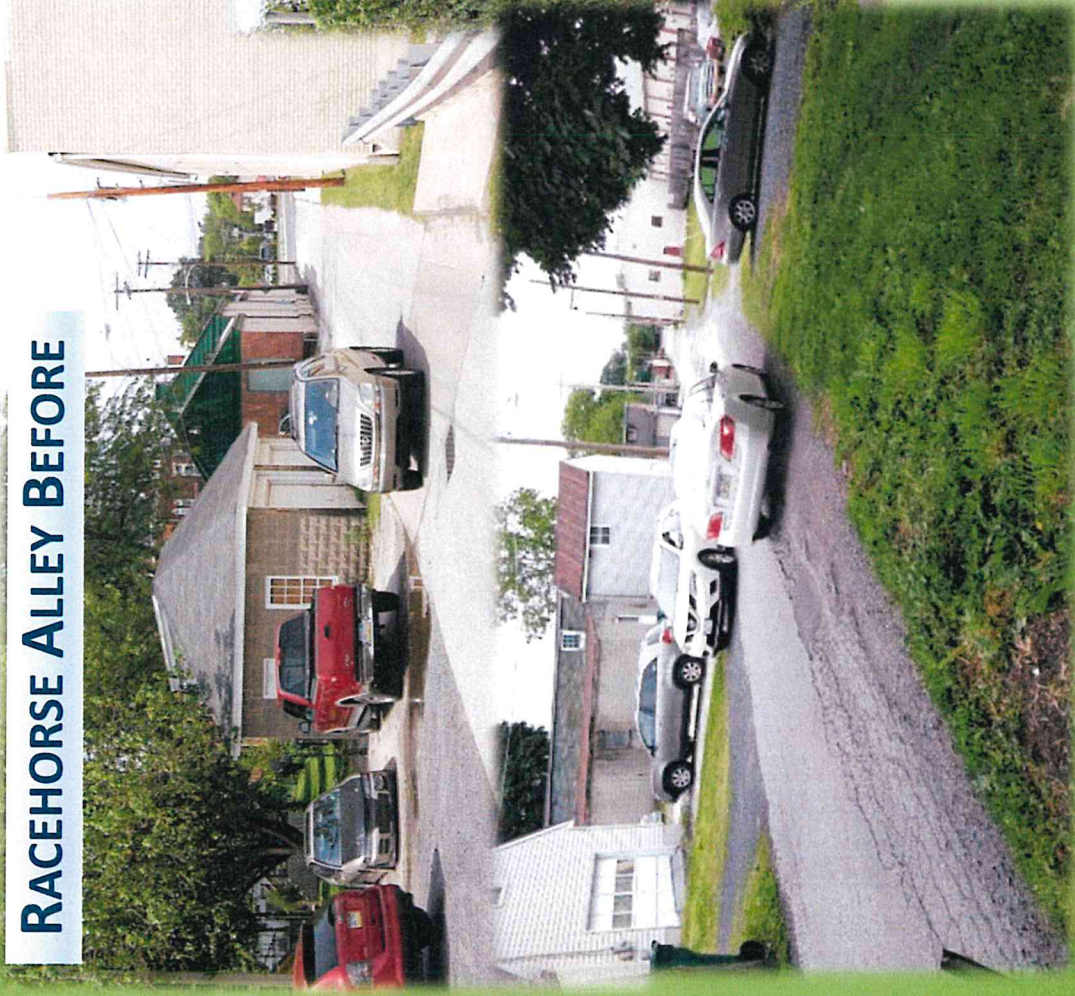




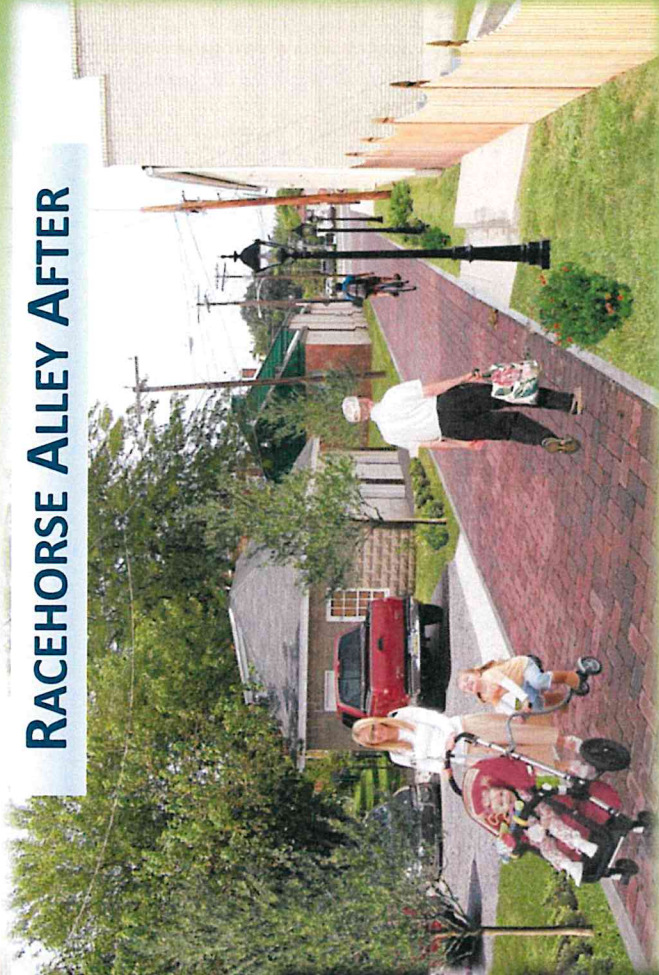




**RACEHORSE ALLEY BEFORE**

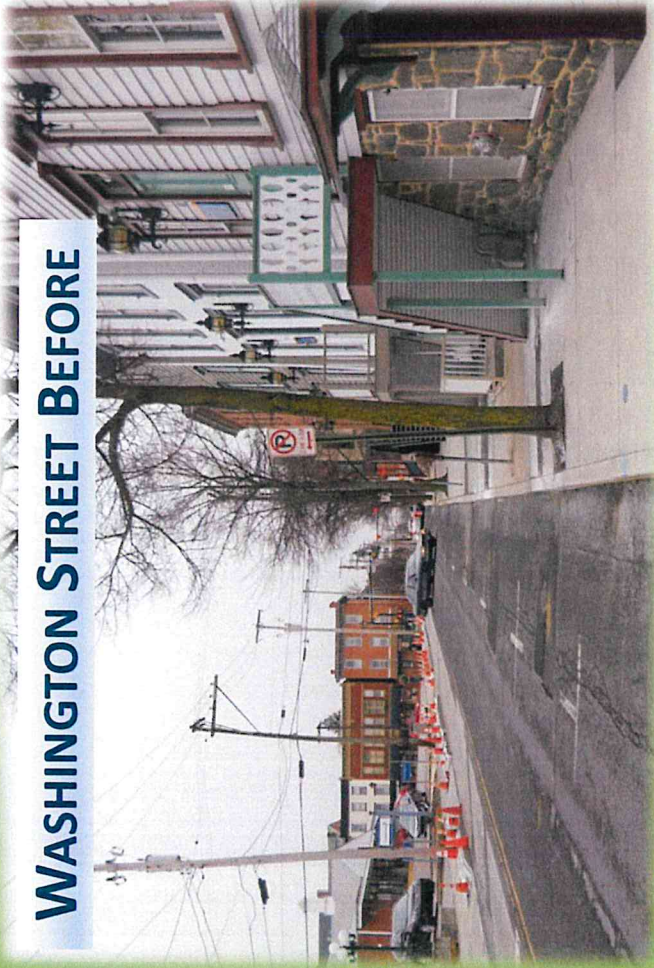


**RACEHORSE ALLEY AFTER**

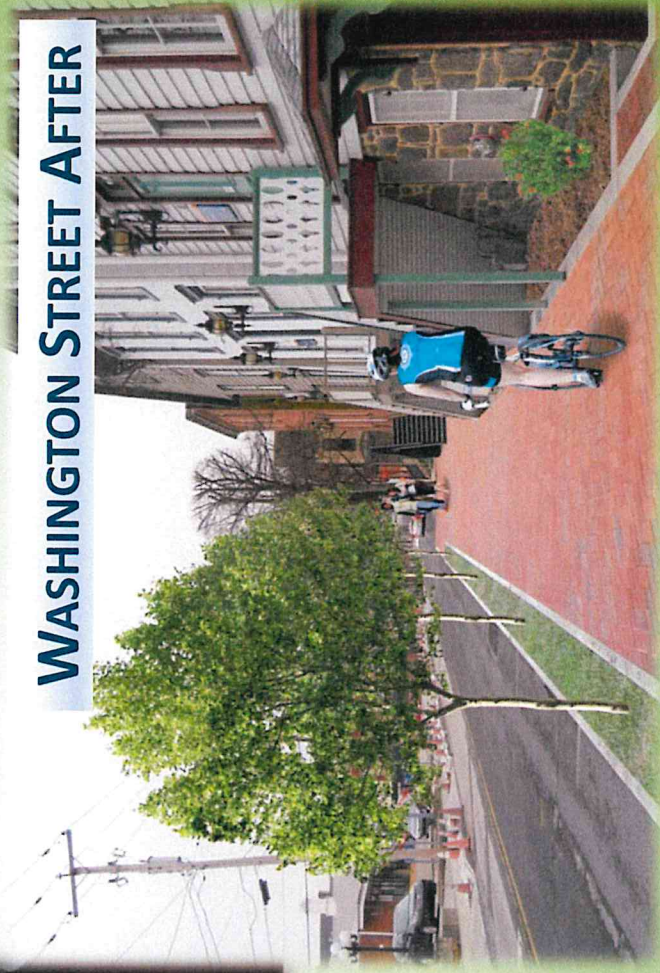




**WASHINGTON STREET BEFORE**



**WASHINGTON STREET AFTER**







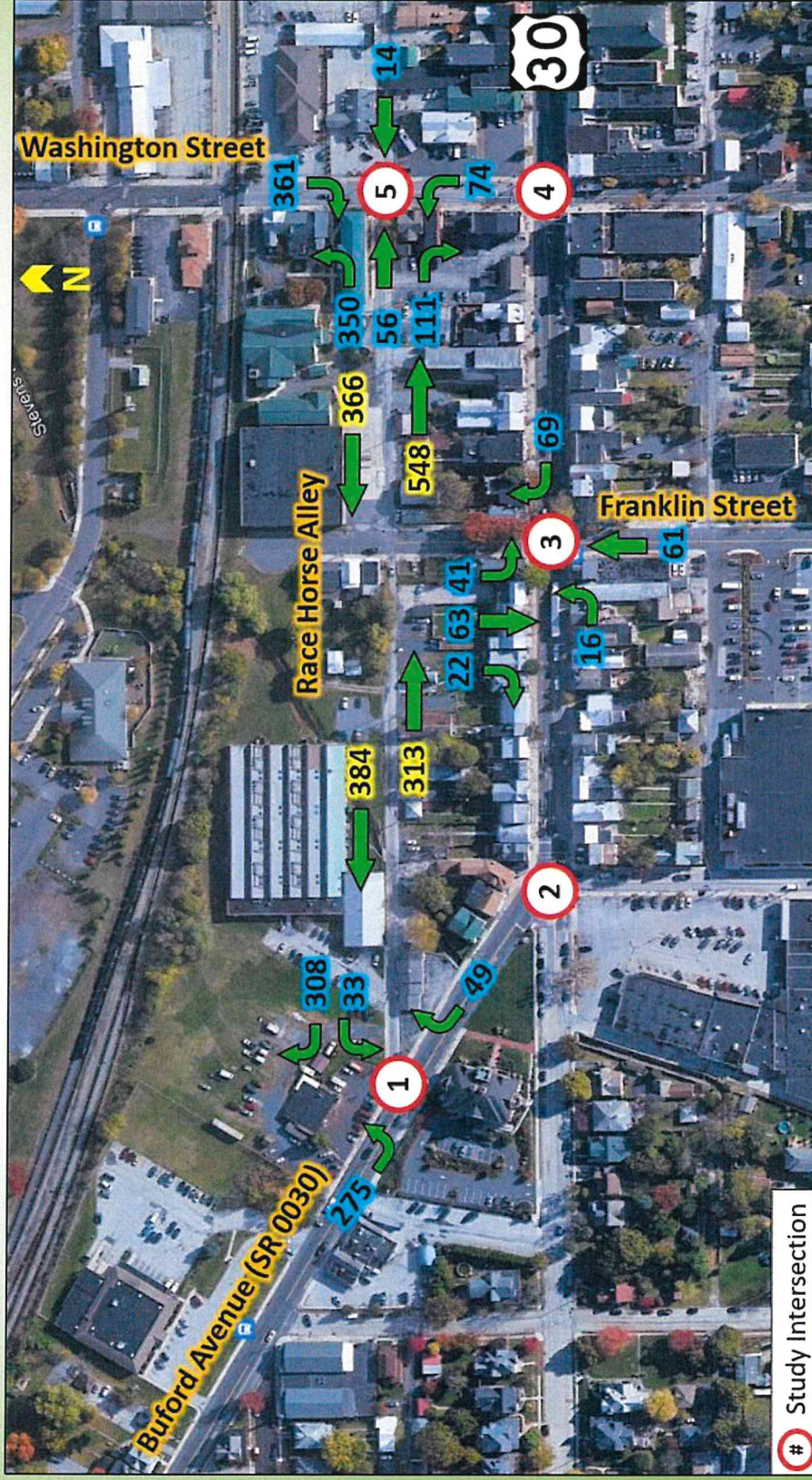


# Traffic Calming and Safety Improvements



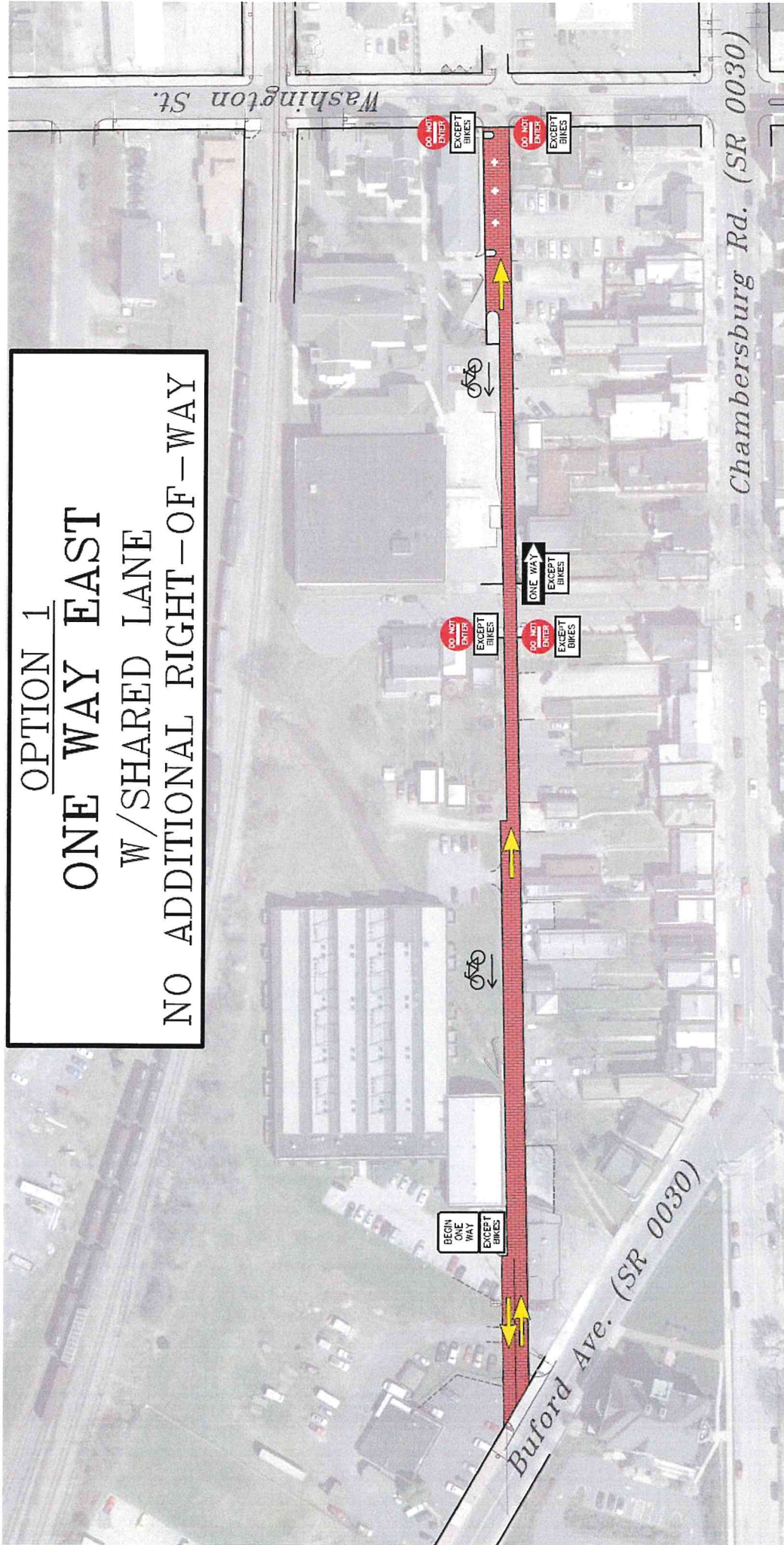


# Average Daily Traffic



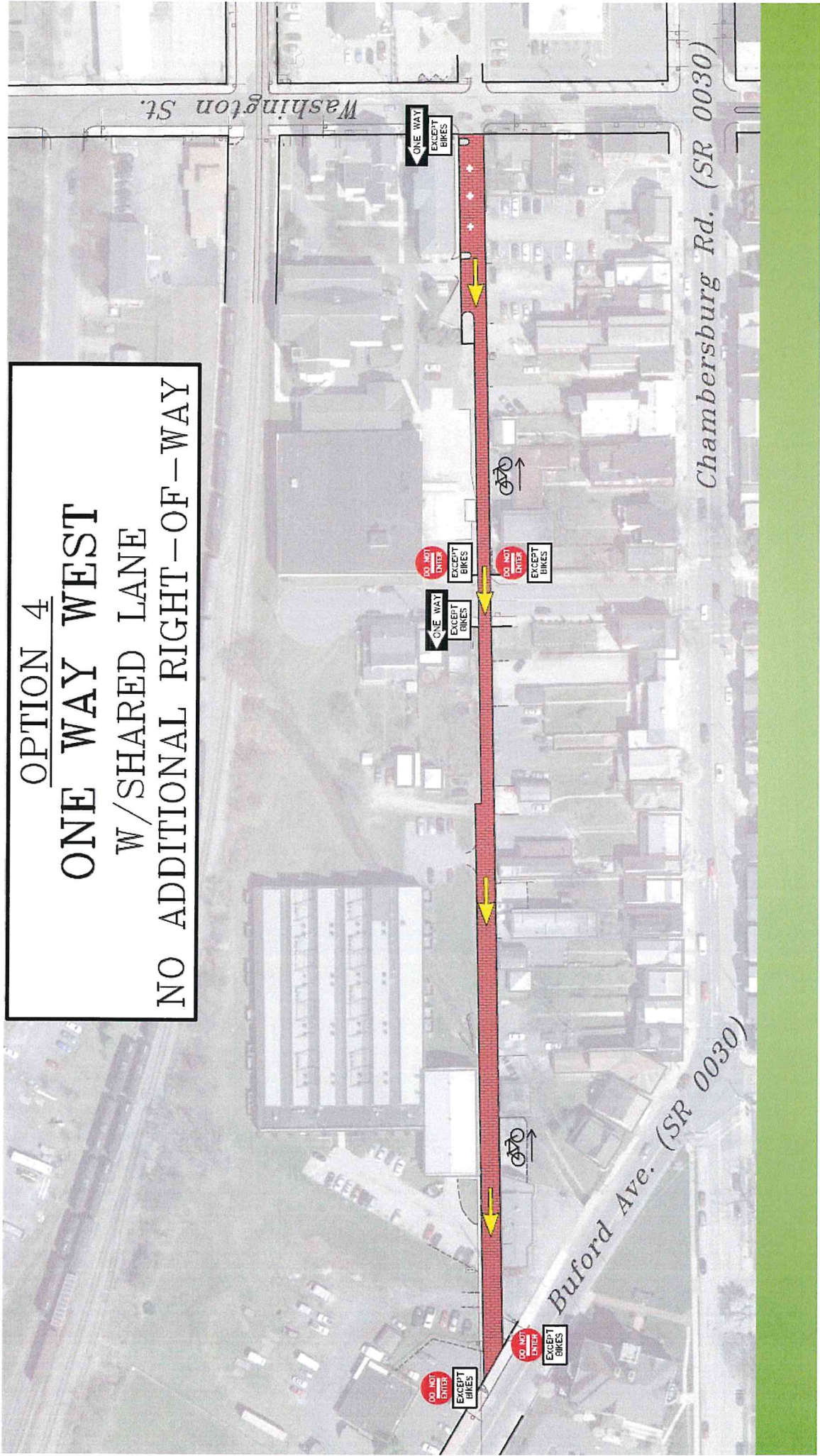


OPTION 1  
ONE WAY EAST  
W/SHARED LANE  
NO ADDITIONAL RIGHT-OF-WAY



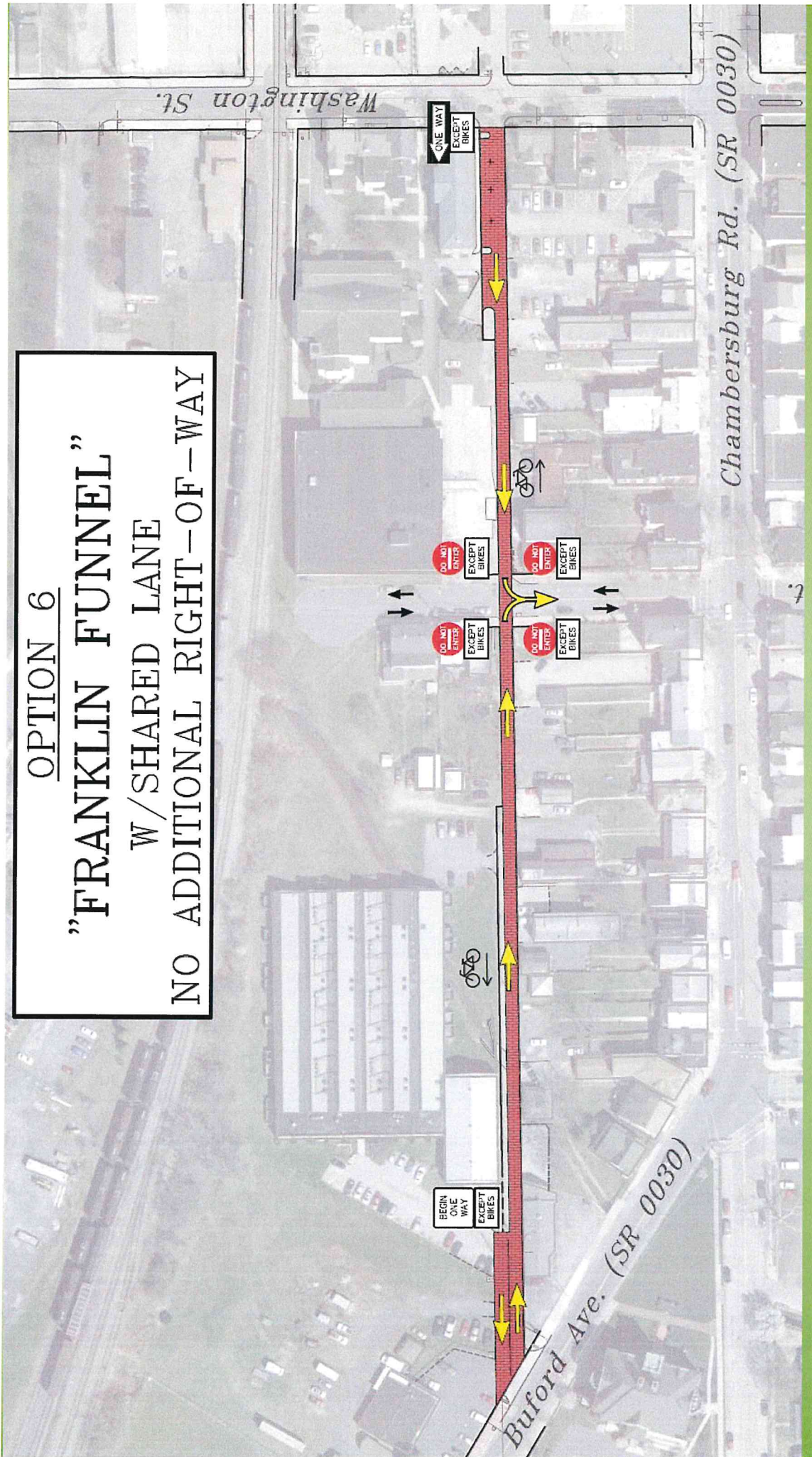


OPTION 4  
ONE WAY WEST  
W/SHARED LANE  
NO ADDITIONAL RIGHT-OF-WAY





OPTION 6  
"FRANKLIN FUNNEL"  
W/SHARED LANE  
NO ADDITIONAL RIGHT-OF-WAY





# Questions ?



**C.S. DAVIDSON, INC.**

*Chad M. Clabaugh, P.E.*

50 West Middle Street, Gettysburg, PA, 17325  
(717) 253-3494 - CMC@CSDavidson.com

# Sponsors



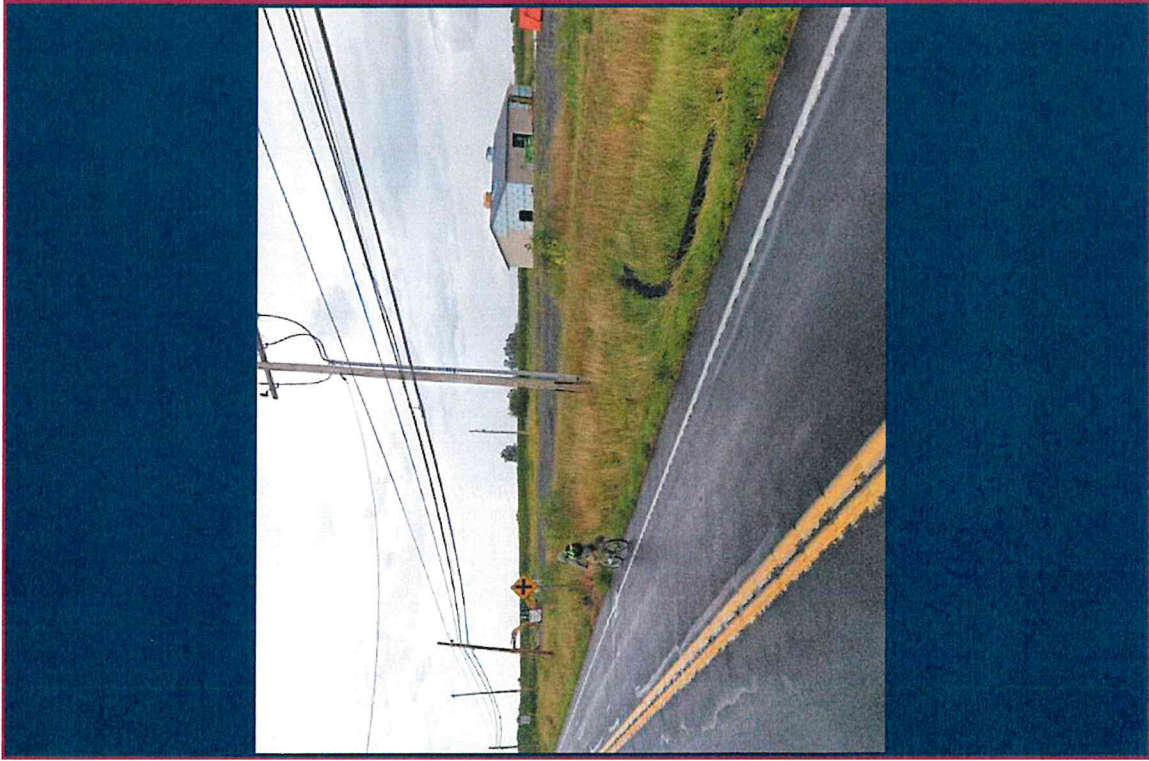
**Adams County Parks,  
Recreation, and Green Space**

**Gettysburg Borough Storm  
Water Authority**

## Race Horse Alley One Way Scoring

- 5 best option for goal/concern
- 4 second best option for goal/concern
- 3 average option for goal/concern
- 2 second to worse option for goal/concern
- 1 worse option for goal/concern

	Franklin Funnel	No Left Turns from Alley to N. Washington	One Way West	One Way East	Franklin Centrifuge
Gettysburg College Facility Services	3	3	3	1	1
Creekside Apartments	3	5	1	4	1
safety at Racehorse/Washington St. intersection	5	3	4	1	2
parking spaces relocated to Alley from Washington	5	1	5	2	2
impact to Washington signal (stacking focus)	3	3	4	2	1
concern with contraflow lane	5	4	2	2	5
Safety for pedestrians/bikes - least amount of thru traffic	5	1	3	3	5
change to thru traffic - impact to Rte 30 signals	1	5	3	3	1
confusing - signage	2	5	3	4	2
Total	32	30	28	22	20



# MASTER PLAN TRAIL TO ADAMS COUNTY HISTORICAL SOCIETY

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C.S. DAVIDSON, INC.





# WHY??

- No Sidewalk from Borough to ACHS facilities
- 40 mph Speed Limit Most of the Distance
- Many Residents Live Nearby and Could Walk
- Close to the College and Students May Visit
- Some College Courses Will Be Conducted in the Facilities
- Other Gettysburg Residents May Want to Bicycle

C.S. DAVIDSON, INC.





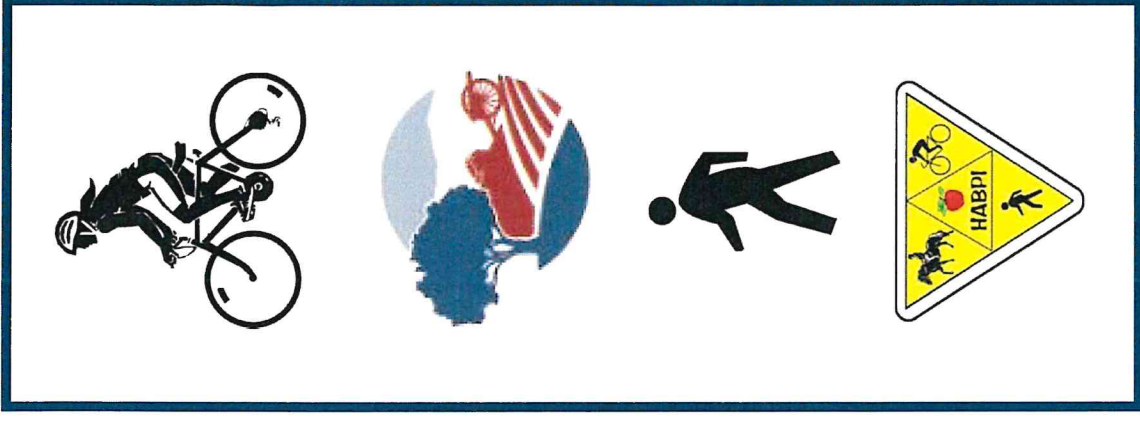


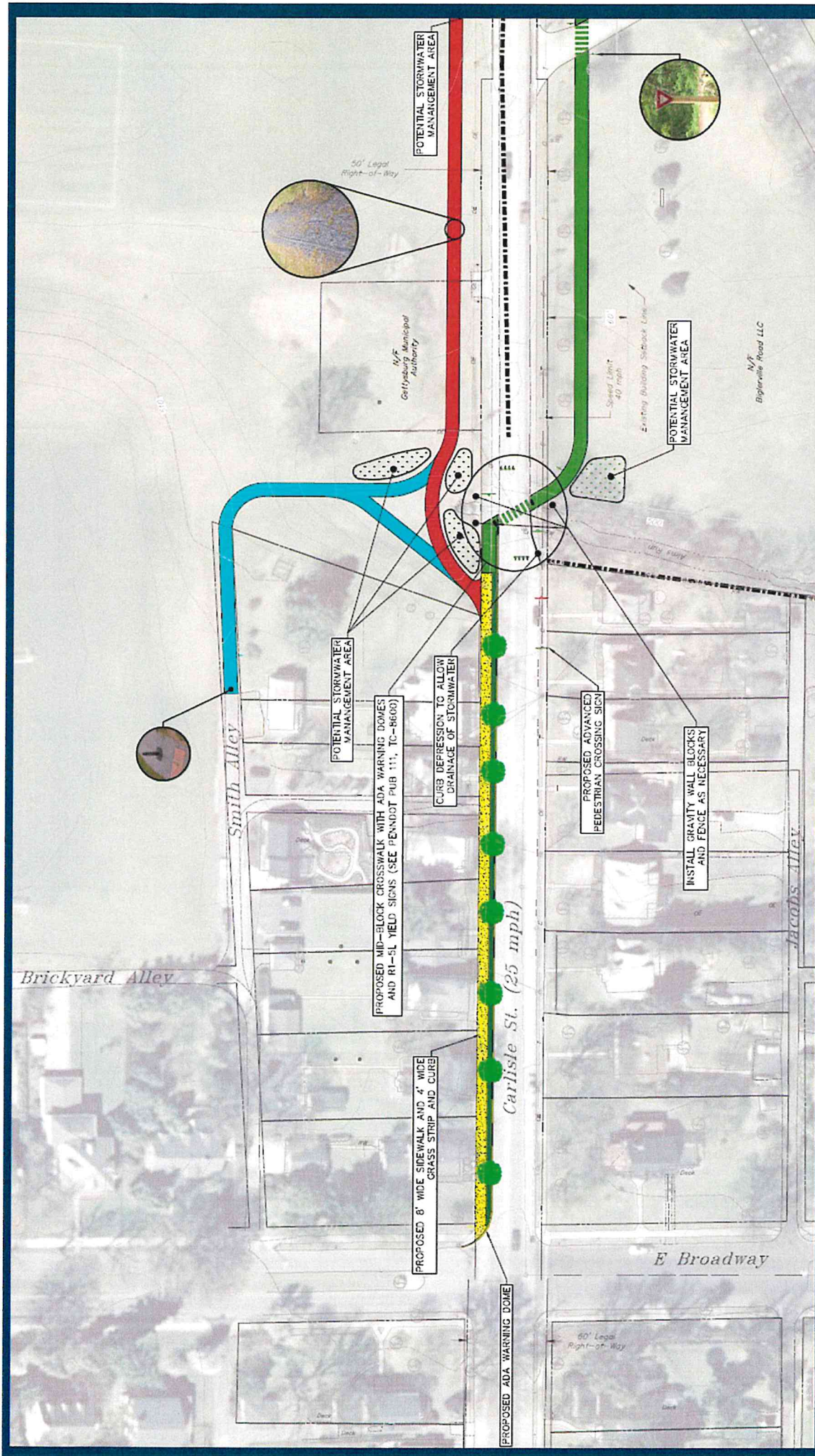
# PROCESS

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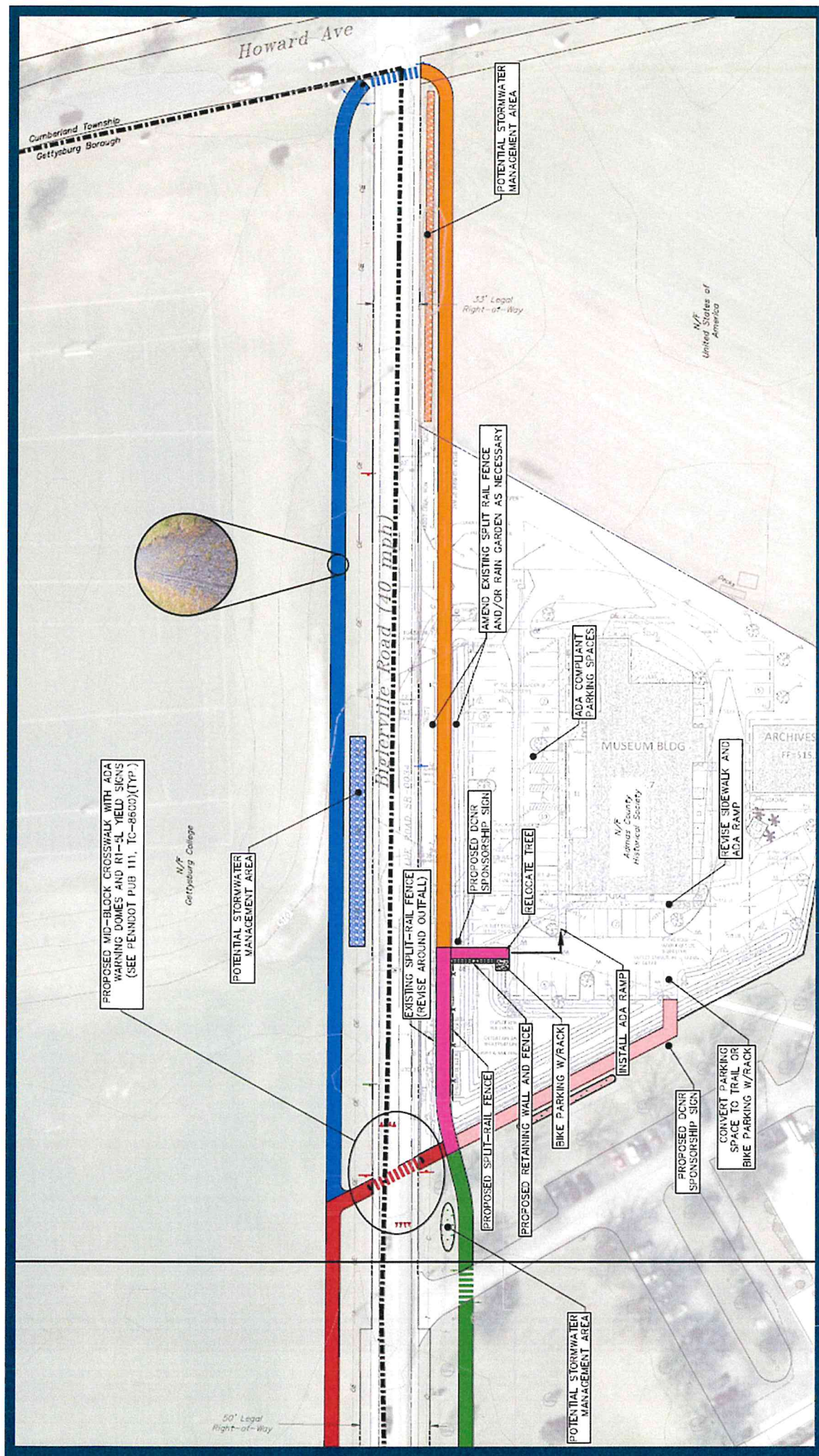
- Conduct Trail Feasibility Study Using Grant Funding
- Create a Trail Master Plan and Cost Estimate
- Obtain MOU for Trail Easement from Property Owners
- Obtain MOU on a Trail Maintenance Plan
- Obtain Grants to Design and Construct the Trail
- Create the Trail Design
- Contract for Construction

**C.S. DAVIDSON, INC.**











# COST ESTIMATE

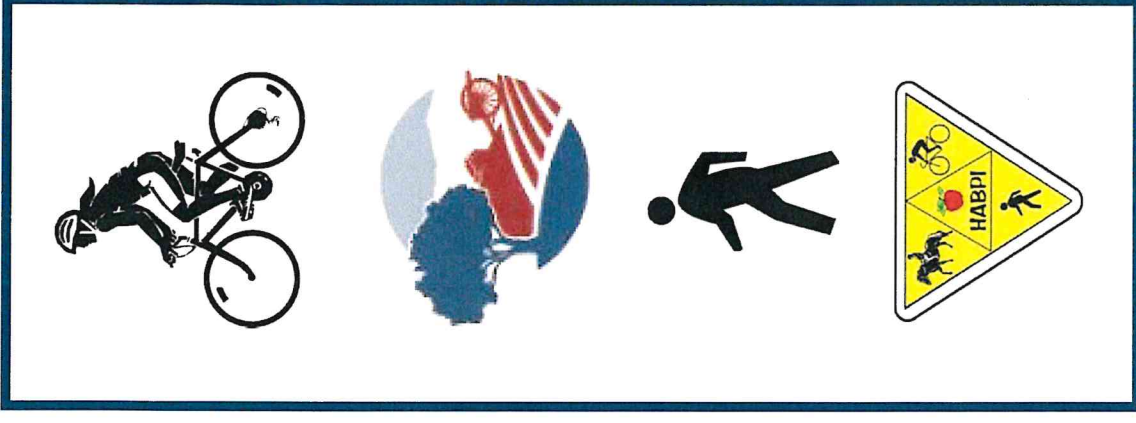
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## Preferred/Primary Route (Segments 1, 2 and 3)

- Design/Permitting - \$60,000
- Construction:
  - Segment 1 - \$186,000
  - Segment 2 - \$145,000
  - Segment 3 - \$99,000

**Total Segments 1, 2, and 3 - \$490,000**

**C.S. DAVIDSON, INC.**



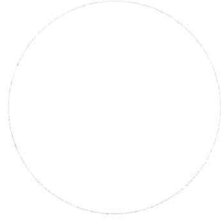




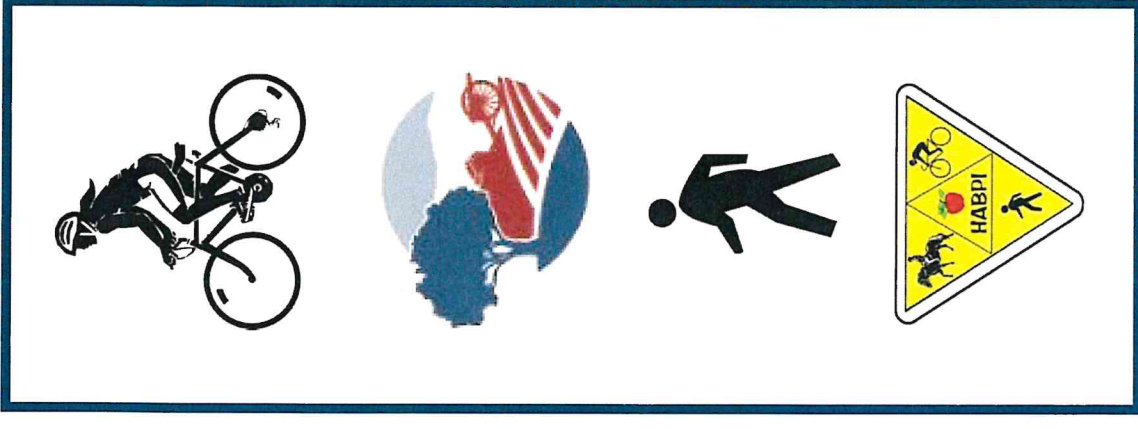
## NEXT STEPS

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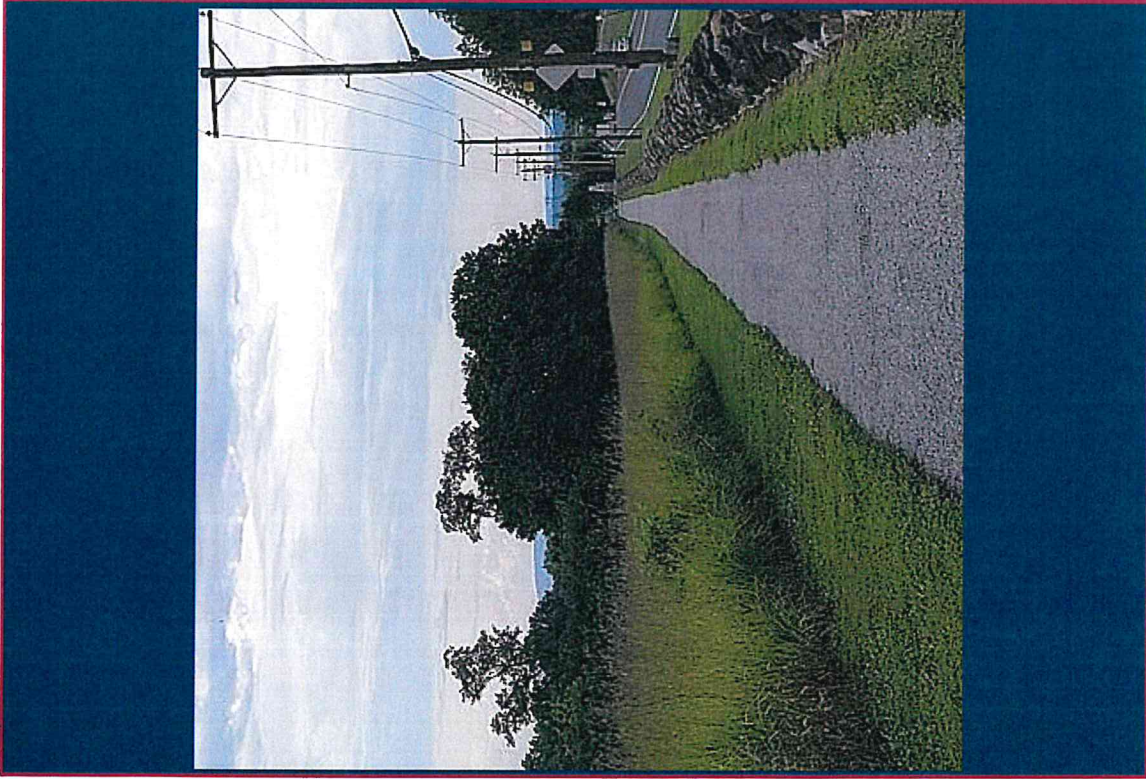
- Execute MOU for trail easement with OMEGA Healthcare Services, Inc.
- Execute MOU for trail maintenance agreement
- Seek / Obtain Funding for Design & Construction
- Design / Bidding
- Construction



**C.S. DAVIDSON, INC.**







# QUESTIONS?

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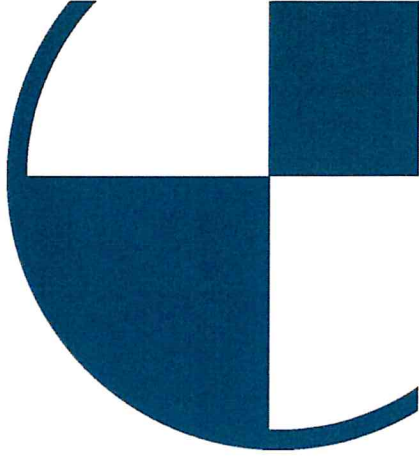
**Chad Clabaugh, P.E.**

[cmc@csdavidson.com](mailto:cmc@csdavidson.com)

**Dennis Hicketier**

[habpi2012@gmail.com](mailto:habpi2012@gmail.com)

**C.S. DAVIDSON, INC.**



**Excessive traffic speed on N 4<sup>th</sup> St and E Broadway  
between York St and Old Harrisburg Road.**

As Gettysburg has grown, this section of road has become a true bypass with only a RR crossing and 90 degree bend in road to calm traffic. Both the number of vehicles and vehicle speed has increased over the last several years. So has pedestrian traffic, children on bicycles, and pets playing in yards. A driver staring at their phone should not be able to zip by a kid riding his bike on a sidewalk at 40 MPH.

Currently, Vida Charter School does not have any "School Zone" speed limits. James Gettys Elementary has "School Zone" signage and 15 MPH speed limits before and after school. Lincoln Elementary has a permanent 15 MPH speed limit and a stop sign. A mother who signed this petition mentioned that it was often dangerous to walk her daughter across E Broadway on the way to Vida Charter.

Although the speed limit is 25 MPH, police allow a 13 mile grace for citations. This means vehicles may legally travel in front of Vida Charter going 38 MPH. Even when school is starting and letting out and young children are coming and going.

There are "No Trucks" signs posted on this section of road. What does this mean? Is this for semi's or is it for delivery trucks? This is important for us as citizens to know what this signage means.

It's noteworthy that every citizen, except one, who was asked to sign this petition did. Many told their own stories of speeding drivers causing unsafe conditions.

We, the residents of N 4<sup>th</sup> and in front of Vida Charter are very interested in a cost effective approach to address this issue. If additional traffic studies need to be conducted, maybe we could enlist a volunteer force of residents to assist.

Possible solutions for your consideration:

- 1) Three way stop sign at N 4<sup>th</sup> St and Barlow St. This may be the best way to minimize costs and maximize calming of traffic speeds as Barlow sits almost right in the middle of this unsafe stretch of road.
- 2) Incorporate "School Zone" speed limits at Vida Charter School
- 3) Conduct research on "No Truck" signage to see if the box trucks and delivery trucks are legally allowed to cut through even though "No Trucks" signage is already in place.
- 4) Installation of speed humps.

I am grateful for the Borough Council Members taking time to review this issue.

Sincerely,



Jennifer Reisinger  
293 N 4<sup>th</sup> St  
717-253-7024  
jennifer63reisinger@yahoo.com



# TRAFFIC COUNT STUDY

Tuesday, 5/28/2022, 4:00 – 5:00 PM

A - (N. 4<sup>th</sup> St and Barlow St) – 224

B - (E. Broadway and Jacobs Alley) - 155

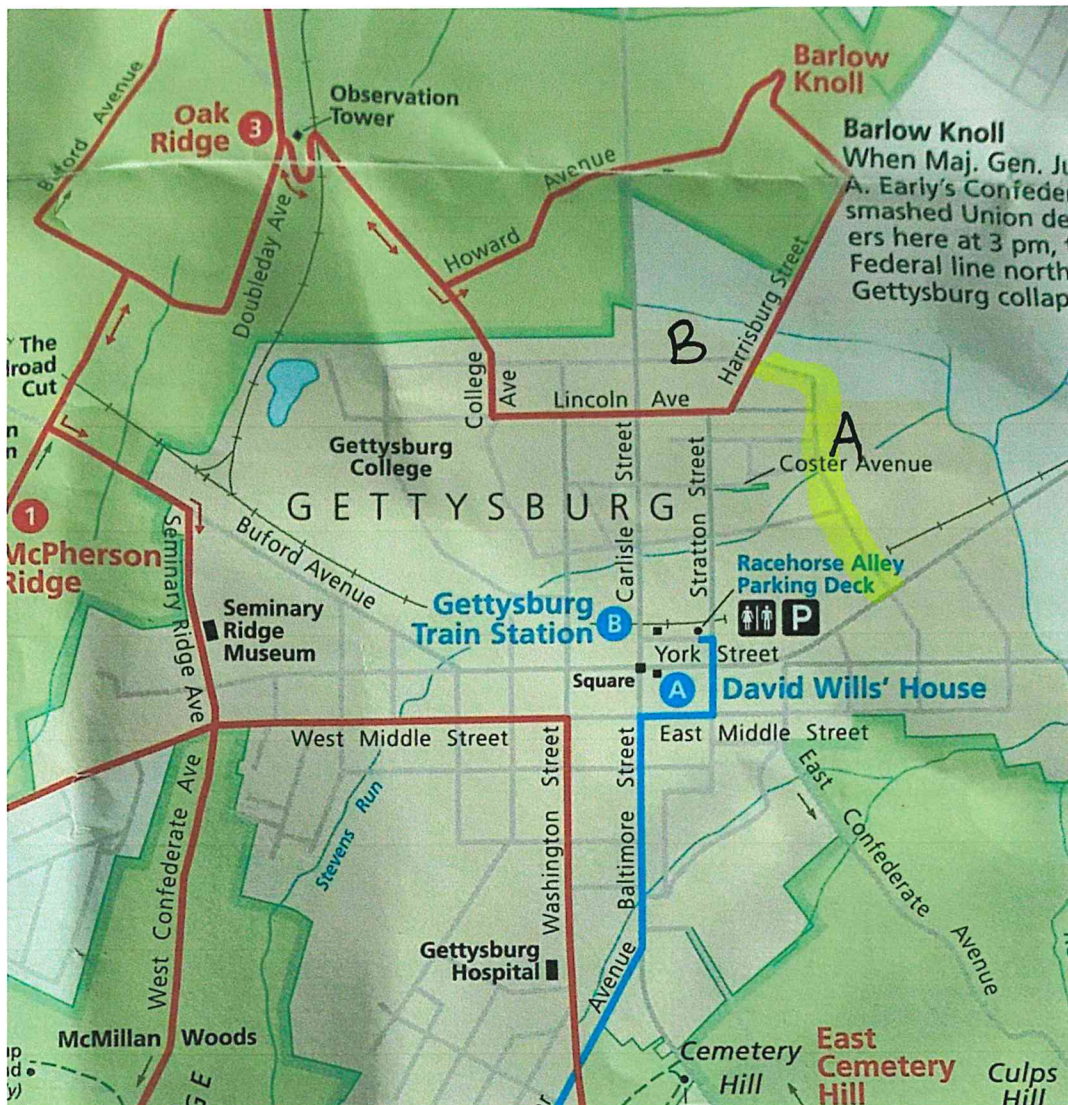
Difference - 44.5%

Friday, 3/31/2023, 4:15 – 5:15

A - (N. 4<sup>th</sup> St and Barlow St) - 297

B - (E. Broadway and Jacobs Alley) - 201

Difference - 47.8%



I am in agreement that traffic calming measures should be implemented on N 4<sup>th</sup> St and E Broadway between York St and Old Harrisburg Road to control excessive speeding.

	NAME	ADDRESS	DATE
1)	Mark Weaver	359 North 4th St	4/15/23
2)	Mary-Santa	359 N 4th St	4/15/23
3)	Pat DeHaas	411 N, 4th St.	4/15/23
4)	Michelle Green	421 N. St	4/15/23
5)	Kayla Oinker	421 N. 4th St.	4/15/23
6)	John Seilkamra	360 E. LINCOLN AVE.	4-15-23
7)	Judy Seilkamrr	360 E. Lincoln Ave.	4-15-23
8)	Gretchen Natter	340 E Lincoln Ave	4/15/2023
9)	MATTHEW SMITH	266 E Lincoln Ave	4/15/2023
10)	Jeimi Bautista	32 E. Lincoln Ave	4-15-2023
11)	Leighton Rice	265 Lincoln Ave	4-15-2023
12)	Jonelle Wertzberger	359 E Lincoln Ave	4-15-23
13)	Jason W. Why	318 Barlow St.	4/15/23
14)	Jennifer Why	" "	"
15)	Jon Flax	316 Barlow ST	4-15-23
16)	Tessa Mudd	324 Victor St.	4-15-23
17)	Daniel St. Leonard	304 Victor St.	4/15/23
18)	Phillip Walter	217 Victor St	4/15/23
19)	Tessa Walter	217 Victor St	4/15/23
20)	NESA Mudd	324 Victor St	4/15/23
21)	Keri Weikert	259 N 4th St	4/15/23
22)	Keri Weikert	259 N 4th St	4/15/2023
23)	Quayle Shaw	319 Barlow St.	4/15/2023



24) Name Address Date

25) Elizabeth Weller 125 E. Broadway 4/16/23

26) Jane Gungor 339 E Lincoln Ave 4/17/23

27) Amanda Heim 141 E Broadway 4/17/23

28) Laver Damm 141 E Broadway 4/17/23

29) Christine Miller, Exec. Director Vida Charter School  
120 E. Broadway 4/20/23

30) Tom Nank 333 Barlow St. 4/23/23

31)

32)

33)

Scott English -- Borough Council Workshop 24 APR 23 -- Zoning Text Amendment Event Venues

Ninety-one years ago, a 55-year-old pastry baking carpenter named Carl Reuning from Baltimore Street in Gettysburg purchased the OLD HAUNTED HOUSE ON THE CORNER (The Gettysburg Academy) and took a chance by turning it into a motel for tourists – The Motel Tourist Home – bringing life back to a run-down, uninhabitable property with a caved in roof through adaptive reuse. Carl's wife Isabelle, upon hearing about the sheriff sale purchase replied "Oh, that old place." Little did Carl and Isabelle know that thirty years later that when President Eisenhower retired to Adams County, he and his wife Mamie would become customers of theirs for clothing repair and alteration needs. On one occasion, the secret service came to Gettysburg Academy property and requested that my great-grandmother, Isabelle come with them to the Eisenhower farm and tend to a clothing emergency that the President was experiencing, to which she replied, "If the general needs his clothes repaired, he'll come see me." The secret service promptly left and returned with the President about 15 minutes later. It's stories like these that I want to open the property and share with the public. Let's celebrate the history of Ward 3 and the Gettysburg Academy as an event venue.

I have also provided TWO maps – one outlining the proximity of more than 80 Ward 3 residents that support the use of the Gettysburg Academy as an events venue. I walked around, introduced myself and spoke to residents about the specifics of what I'm proposing and of bringing vitality back to our community. The second map identifies the proximity of current and former businesses in the area. The Gettysburg Academy is the perfect historic social gathering platform to bring people together in an extremely historic part of our town. Let's celebrate the history of Ward 3 and the Gettysburg Academy as an event venue.

One of the most critical components of the ZTA for event venues in any of the zoning districts affected is the LOT size requirement - a minimum of 0.5 acres. Some have suggested that an Events Venue could pop up next to any residence in the Borough – "The circus is coming to town and it could be next to you." This just is not true. Event venues are not permitted in R-1 & R-2. This Borough Council has worked tirelessly over the past seventeen months and has held over 35 public meetings crafting an ordinance that protects property owners with restrictions that include a minimum lot size, hours of operation, side yard setbacks, screening and of course all the in-place existing ordinances that protect residents like noise restrictions and all other code requirements with which all businesses must comply. More specifically, with regards to the 2,000 SF restriction, the Planning Commission discussed and voted unanimously at their January 2022 meeting to recommend **removing** Section 27-5A04.1 relating to a 2,000 SF restriction on commercial uses in the Elm Street Overlay district.

Councilman Chad-Alan Carr – mentioned the idea of a "pilot program" for events. Well, I did exactly that, by inviting the permitted ghost tours already on the sidewalk onto my property. These tours are already happening with hundreds of people traversing through our neighborhoods every day and night, every weekend. I merely invited them in to tour the house and hunt the outside grounds. I brought in over 500 people this past October 2022, every Friday and Saturday night from 8pm to 11PM. These ghost hunters were both inside and outside with not ONE complaint about noise or parking (Right-to-Know request). Existing Borough noise and nuisance ordinances work and prove the Gettysburg Academy is a great event location. Let's celebrate the history of Ward 3 and the Gettysburg Academy as an event venue.

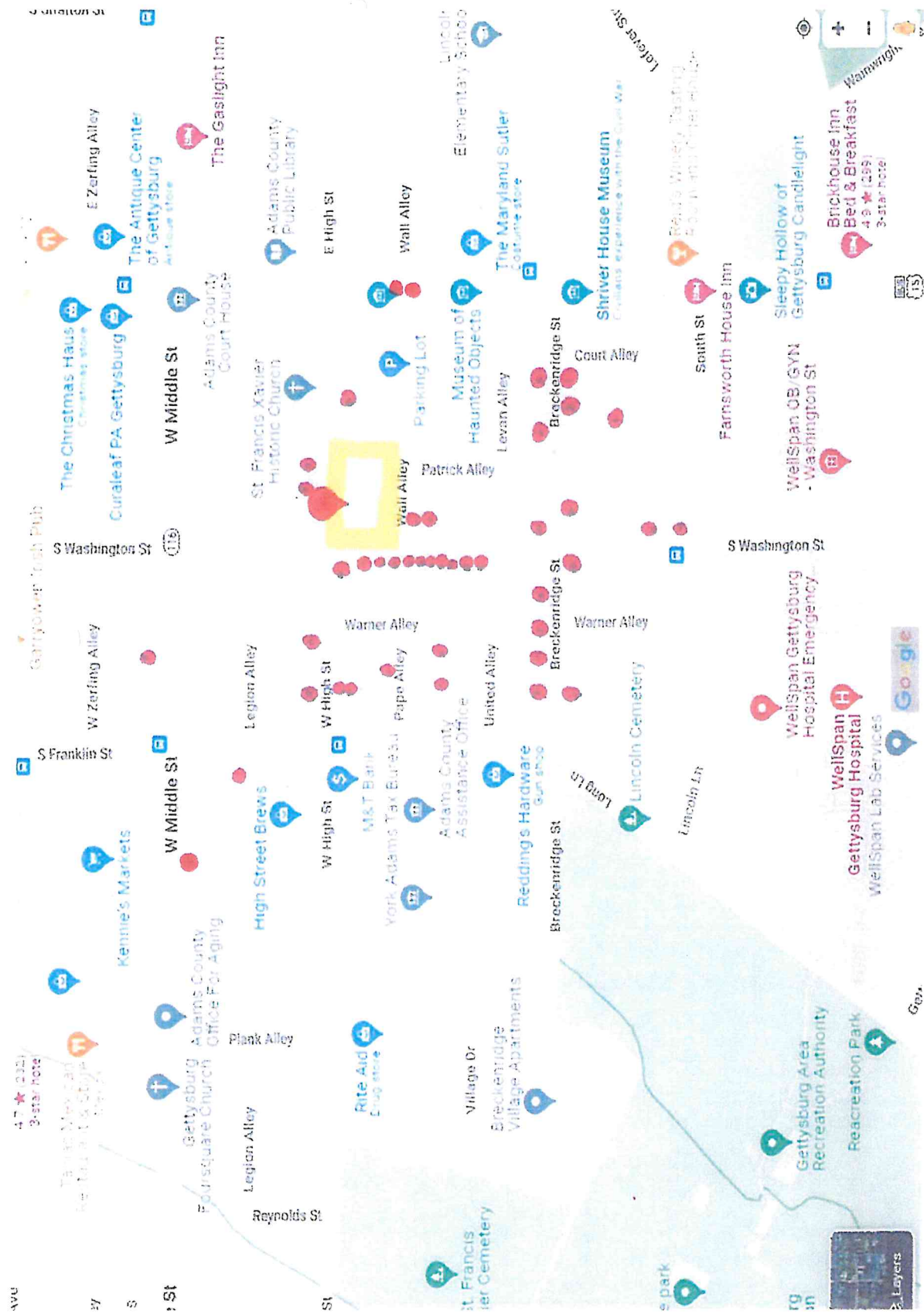


The proposed Event Venue is supported and encouraged by both the 2019 Central Adams Joint Comprehensive Plan's suggested Downtown Core, and the 2008 Gettysburg Elm Street Plan – the Gettysburg Academy functioning as an event venue is seen by a former manager of Gettysburg's Elm Street program as EXACTLY what the Elm Street Program is all about. These current, in place plans were reviewed by Adams County Planning Office, the Borough Planning Commission, and the most important participant – you the taxpayer, through many public meetings and public discussions. These plans were adopted by Council. The Gettysburg Academy, built as the first public school in Adams County was destined for better things, to bring people to our neighborhood and share in its history. I have lived in Ward 3, support Ward 3, my neighbors and respect their privacy, and fellowship. People are proud to live in Ward 3, I am proud to be a part of Ward 3 and want it to continue to thrive. Working together builds a better bond and a better Gettysburg. Support this ZTA and help the Academy survive another 210 years! Let's celebrate the history of Ward 3 and the Gettysburg Academy as an event venue.

You are cordially invited to my next open house on April 25<sup>th</sup> 5:30pm – 7:00pm. That's tomorrow.

Thank you for your time and efforts.

Scott English



● = PETITION SUPPORT OF EVENT VENUE



NON-RESIDENTIAL USES CIRCLED IN RED

