

**BOROUGH OF GETTYSBURG
TROXELL COUNCIL CHAMBERS
59 EAST HIGH STREET, GETTYSBURG, PA 17325
COUNCIL PUBLIC HEARING MINUTES (ZONING MAP/TEXT AMENDMENTS)
MARCH 27, 2023**

President Wesley Heyser called the meeting to order at 6:50 PM with the following **Councilors present:** Vice President Matthew Moon, Mrs. Judith Butterfield, Ms. Patricia Lawson, Mr. Christopher Berger, Mr. John Lawver and Mr. Chad Carr. **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 Glenn; Planning Director Carly Marshall and Public Works Director Rob Harbaugh.

Others present included: Charles Strauss, Chairman of the Planning Commission, Brandon Stone, 358 Park Street; Peter Bales, 35 Hanover Street; and Alisha Sanders, 812 Sunset Avenue. Representing the press was Jim Hale with the *Gettysburg Times*; and filming by *Community Media-ACCTV*.

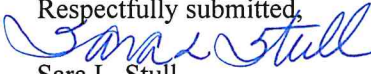
President Wesley Heyser opened the meeting and said that the purpose of this public hearing is for the Borough Council to provide and receive information, to receive any recommendations from the Gettysburg Borough Planning Commission and the Adams County Office of Planning and Development, and to obtain public comment prior to taking any formal action relative to the possible enactment of a proposed amendment to the Gettysburg Borough Zoning Map. The purpose of the Zoning Map amendment is to reclassify 49 properties within the Borough, located predominantly along and adjacent to the northwestern side of Johns Avenue and the southeastern side of Highland Avenue, by removing such properties from a Tourist Commercial (TC) District and rezoning and adding such properties to the Low Density Residential (R-1) District. The draft ordinance setting forth the proposed Zoning Map amendment, if subsequently enacted by the Borough Council, would amend the Zoning Map to reclassify and rezone the 49 properties as indicated herein.

Hearing from the Public (Restricted to the proposed zoning amendment to reclassify certain parcels from Tourist Commercial (TC) to Moderate Density Residential (R2)

Charles Strauss, Chairman of the Planning Commission said that the Commission reviewed the proposed zoning map amendment to reclassify 49 properties in the Colt Park area from TC Tourist Commercial to R-1 Low-Density Residential Zoning District and recommended adoption of the amendment to protect the existing residential neighborhood from the encroachment of commercial uses. He said that the Planning Commission also recommends that the Council consider measures in the future that would allow for increased density for housing uses.

Brandon Stone, 358 Park Street thanked Borough Council for their review and consideration to rezone Highland Avenue from TC Tourist Commercial to R-1 Residential. He said that there is a concern among residents that certain areas of Colt Park could be converted into short-term rentals. The use of residential properties as short-term rentals contributes to the reduction of available long-term housing options and the use of short-term rentals in the Colt Park area could lead to the increased number of transient travelers which leads to the increase in noise, traffic etc. that diminishes their quality of life. Protecting Highland and Johns Avenue through this ordinance can preserve this neighborhood in the future.

President Heyser adjourned the public hearing at 6:55 PM.

Respectfully submitted,

Sara L. Stull
Borough Secretary