

**PUBLIC HEARING  
DECEMBER 5, 2006**

President Ted Streeter called the meeting to order at 3:00 PM with the following Councilors present: Ms. Holly Giles, Mr. Bill Monahan, Ms. Caroline Smith, Mr. John Murphy, Mr. Bob Miller, Mr. Dick Peterson, Mr. Marty Qually and Mayor William Troxell. Mr. Jamie Fleet was absent. Staff present included Manager John Lawver, Borough Secretary Sara Stull, and Borough Solicitor Harry Eastman.

Representing the press were Alex Hayes of the *Gettysburg Times* and Meg Bernhardt of the *Evening Sun*.

Others present included Deborah Zepp, Court Reporter; Dr. Walter Powell, Director of Planning, representing the Borough Planning and Code Enforcement Departments; Ramona Overton, Chairperson Borough Planning Commission; Eric Gladhill, C.S. Davidson, Borough Engineers; Jeffrey Shaffer, James Ekdahl, David Smith and J. Krichten with Times Square II, LLC; Attorney Clayton Wilcox; P. Eric Maines, P.E., KPI Technology; Darlene Brown and Laura Northup, Adams County Interfaith Housing Corporation.

Solicitor Eastman gave a brief explanation pertaining to the hearing required pursuant to Chapter 18, Flexible Residential Development Option of the Gettysburg Borough Zoning Ordinance on the application of Times Square II, LLC for its proposed planned residential development of Penn Square Townhomes. The proposed planned residential development is for the construction of thirty single family attached dwellings located on East Water Street. Council will hear testimony from Times Square II, LLC on why the developers feel their complex would be an asset to the borough. Borough Council will have 60 days to render their decision.

Attorney Wilcox began the testimony at this time with James Ekdahl, developer representative, who stated they feel it will add nice, quality housing to the borough and its location will provide residents walking access to many borough businesses. The design will have a variety of styles as far as facades. The plan is to have each home have its own unique character with different windows and color schemes and a mix of metal and shingle roofing. Some of the homes will have three bedrooms, two baths and a single car garage, while the rest of them will have three bedrooms, two and a half baths and no garage. The homes would be individually owned, and common areas will be maintained by a home owners association.

Eric Mains, a consulting engineer with KPI Technology reported the development will provide 45 off-street parking spaces to accommodate residents with more than one vehicle and guests. He pointed out the developers have worked to the best of their ability to conform to all borough ordinances and feels that exceptions should be granted for the ones that were not met. The set back does not conform to the 35 feet from the road but he noted that other existing homes do not meet that requirement and the project's design conforms to the area. In keeping the homes close to the street it would keep the back of

the houses away from the industrial area. The other exception is there must be a separation between every seven houses. The 30 homes would be built with no separations at all.

Mr. Qually asked if the adjoining property (Columbia Gas) has done any test wells in the area. Mr. Ekdahl answered not to their knowledge.

Ms. Giles asked if they have gone to the Planning Commission for approval. Solicitor Eastman answered not at this time; they may need to apply for a variance.

Mr. Peterson asked what the cost of these homes would be and if they would include low income families. Mr. Ekdahl answered they don't have figures at this time but it would be for the middle to high income families.

Mr. Murphy asked how many storm sewer lines are available. Mr. Maines answered they reviewed the current flow and have developed a storm water management plan that would cover 90 percent of possible storms.

Mr. Lawver noted the driveways must meet borough specifications. Mr. Maines answered they will review and make any changes.

Mr. Lawver expressed his concern about the separation between homes is a safety issue. He also serves as the borough's fire marshal and pointed out if a home catches fire there is a chance all of them going up in flames. Mr. Ekdahl said the developers will look into addressing this concern.

Mr. Lawver also expressed concern of the radius of the internal alleys as proposed would not be sufficient for garbage trucks and fire trucks to get into. Mr. Maines responded they would address this issue.

Ramona Overton, planning commission chair, said the commission is very happy about the project but they felt there should be a separation between every seven townhomes. Another concern was in regard to the storm water management in the complex.

Dr. Walter Powell, Director of Planning said the plan meets the community objectives very nicely and he supports the project. It encourages home ownership and also will increase the tax basis. He pointed out Times Square II has completed several other projects in the borough and did so by conforming to all borough codes.

Eric Gladhill,, C.S. Davidson noted they presented a letter to Dr. Powell with three issues concerning land development. Mr. Qually asked if these issues have been addressed. Mr. Gladhill responded they have not.

Comments from Citizens.

Tommy Gilbert, Tommy Gilbert Hobby Shop, 346 East Water Street, is located across the street from the proposed project. He stated he is in favor of the project but his only request would be to place no parking signs or loading/unloading signs on his side of the street for his customers. He also asked that the police patrol more in this area.

Solicitor Eastman noted the drawings of the proposed plans would be moved into evidence.

The meeting was adjourned to an executive session for deliberation of Borough Council on the flexible residential development application.

With no further business, moved Mr. Miller, seconded Mr. Peterson to adjourn the meeting at 5:00 PM.

Respectfully submitted,

Sara L. Stull  
Borough Secretary