

November 12, 2015 Minutes
Community Development Committee
Gettysburg Borough Building

Chair Susan Naugle called to order the November 12, 2015 Community Development Committee meeting at 3:00 PM in the Borough Building, 59 East High Street. Those in attendance were: Council and Committee Members Rebecca Brown and Leonard Andrews; Charles Gable, Borough Manager; Karen Mesher, Borough Management Assistant; and Business Liaison Manager Annie Letendre, Main Street Gettysburg. Absent: Advisory members Stephanie McIlwee, *Olde Getty Place* (Elm Street and PICPI); Darlene Brown (PICPI).

Others in attendance: Jim Hale of the *Gettysburg Times*.

Minutes

The minutes from both the October 8, 2015 Community Development Committee meeting and the October 29, 2015 Public Hearing for the 2015 Community Development Block Grant Funds were approved as read.

Public Comment

There was no public comment.

Reports and Updates

Elm Street

There was no report.

Main Street

Ms. Letendre gave her monthly report (see attached). The Baltimore Revitalization Street Project is going well and funds were raised for the Mural Project at 777 Baltimore Street. Application for a grant for the Master Plan was submitted with a full match committed. A decision is pending. A Welcome Packet and Business Guide was developed for business prospects and feedback is welcome. A Victorian Christmas is being planned for Steinwehr Avenue from December 11th - 13th. Main Street Gettysburg assisted the Borough in the roll out of the new Passport Parking program on November 6th. The Realtors Luncheon is now scheduled for December 2nd due to a training conflict on October 13th. Ms. Brown suggested that realtors should hand out copies of the *Historic District Design Guide* to prospective buyers of properties in the Historic District, highlighting the responsibilities and local resources available to them. Mr. Dellett noted the *Historic District Design Guide* should be reviewed and updated.

Planning Director's Report and Updates

Mr. Dellett gave his monthly report and updates:

- Reported that CS Davidson will provide design services as part of a DCNR grant
- Central Adams Joint Comprehensive Plan Steering Committee – no report
- Announced that there will be a special meeting of HARB on November 12th to review the application at 401 Buford Avenue

- HARB will meet at 7 PM on November 18th to review six property applications
- The Planning Commission and Zoning Hearing Board meetings were cancelled due to no applications received
- Reported that the application for the 2015 block grant was approved and that the application will be submitted by Adams County Planning Department before December 11th.

Satellite Dishes – Notice to Landlords

Ms. Naugle stated that the voluntary support from landlords to cut down on the placement of satellite dishes on the façade of buildings would be beneficial and is drafting a letter explaining the FCC rules governing such antennas. The letter explains the “Over-The-Air Reception Device Rule”, highlighting its important points regarding the rights of both the landlord/property owner and the tenant. According to the dish companies, DISH and Direct TV, installers will ask for verbal or written consent of the landlord before installing the dish. The letter will explain the difference between “exclusive use areas” (balconies, patios, gardens or yards) that are permissible locations versus “common areas” (roof, front building façade) where the landlord can prohibit installation. Mr. Andrews suggested requiring a security deposit to cover the removal of the dish and repairs if a tenant leaves. There is the possibility to craft an ordinance regulating dish placement in the Historic District.

Miscellaneous Updates

No updates on either banners or the revolving loan program

Air B & Bs

Mr. Dellet said that the existence of Air Bed and Breakfasts (B & Bs) are on the rise. Property owners are renting their homes for short periods of time but our Zoning Ordinance does not define this type of use. It would appear to be prohibited in the R1 Zoning District. There are also pillow tax issues and they should be inspected like rental properties, and require occupancy permits. They are a commercial enterprise. The Manager and Planning Department are seeking guidance from other municipalities regarding ordinance requirements.

Other Business

There was no other business.

With no further business before the Committee, the next meeting will be held on December 10, 2015 at 3 PM.

Adjournment

The meeting adjourned at 4:50 PM.

Susan Naugle, Chair