



PLANNING COMMISSION MEETING AGENDA

Monday August 21, 2023 at 7:00pm | Borough Council Chambers

1. Convene Meeting

2. Review and Approve Agenda

3. Review and Approval of Meeting Minutes

A. July 17, 2023 Meeting Minutes

4. Public Comment

5. Subdivision and Land Development Plans

A. SLD-230001 - 0 Hanover Street

Review of application for acceptance for the proposed development of 28 live-work townhouse units. Live-work units are defined by the zoning ordinance as *“a vertically mixed-use building involving a commercial use or uses, such as a shop, studio, office, or other place of business, on the ground floor in combination with a dwelling unit or units located above such place of business. A person or persons other than the proprietor of the business may occupy a live-work unit.”*

B. SLD-230002 - 687 York Street

Proposed minor subdivision plan involving K&W Tire and Schmuck’s Lumber properties.

6. 2023-2024 Rezoning

A. Review of preliminary zoning map to provide feedback to the rezoning staff committee.

B. Town hall meeting scheduling.

7. Planning Commission Newsletter Article

Due early September for fall newsletter.

8. Announcements

A. Next Planning Commission meeting is scheduled for Monday, September 18, 2023 at 7:00 p.m. and will be held in Borough Council Chambers.

9. Additional Comments from Planning Commission Members

10. Public Comment

11. Adjourn

LANDSCAPE NOTES

1) Plant Materials

All nursery stock shall conform to "American Standard for Nursery Stock" as specified by the American Association of Nurserymen.

All nursery stock shall be subject to inspection by the Developer for quality, size, and trueness to species. Any plant that is not healthy and vigorous or has indication of decay, disease, insect pest infestation, and/or physical injuries will not be accepted. Rejected plants shall be removed from the site and replaced with specified plants.

No substitutions for the specified plants shall be permitted. If specified plants and/or specified plant sizes are unobtainable, consideration will be given to related varieties and/or the nearest available size. Approval shall be granted by the Township.

2) Planting Procedures

Backfill soil mix shall consist of 100 lbs. of dehydrated cow manure to 1 cu. yd. of topsoil or 2 cu. yds. of peat humus to 6 cu. yds. of topsoil. This specified backfill soil mix shall be used on both planting beds and individual plants.

Existing soil within all planting beds and individual planting pits shall be worked loose to a depth of four to six (4-6) inches.

Mulch all planting beds and individual plants with three inches (3") of finely shredded bark. Planting beds with ground cover plants require only one inch (1") of mulch. Thoroughly soak planted area the same day of planting.

3) Maintenance and Replacement

Developer shall be required to guarantee all plant materials for a period of 18 months after installation is complete and approved. At the end of 18 months, all plant material which is dead or dying shall be replaced with plant material of identical type, size and condition as originally specified.

LANDSCAPE COMPLIANCE DATA

BOROUGH OF GETTYSBURG - CHAPTER 22: SUBDIVISION AND LAND DEVELOPMENT
PART 11 - LANDSCAPING

1103.3: Nonresidential development.

A. Quantity of landscaping.

(1) One planting unit is required for every 20 linear feet of centerline along adjacent road.

240' Hanover St. / 20 = 12 planting units
420' South Sixth St. / 20 = 21 planting units

The remaining frontage of Hanover Street will be planted for a forested riparian buffer.

(2) Two planting units are required for every 1000 square feet of building coverage.

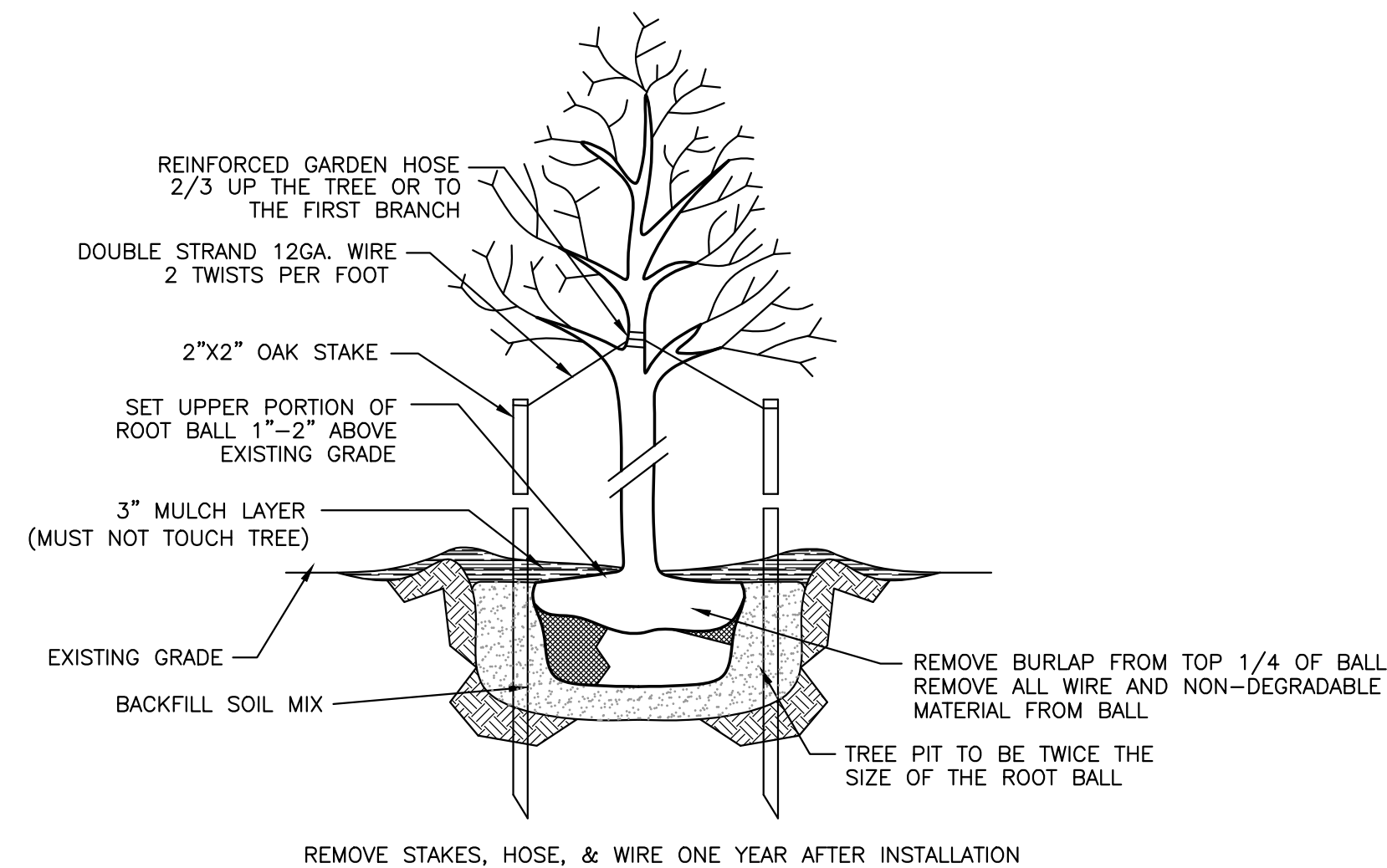
28000 SF Proposed building = 28 PU

Total Required Planting Units = 61 PU.

Total Proposed Planting Units = 62 PU.

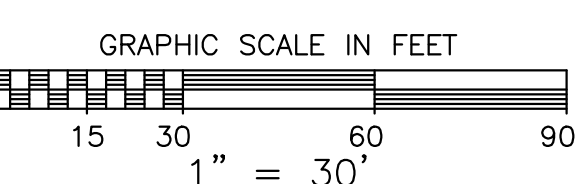
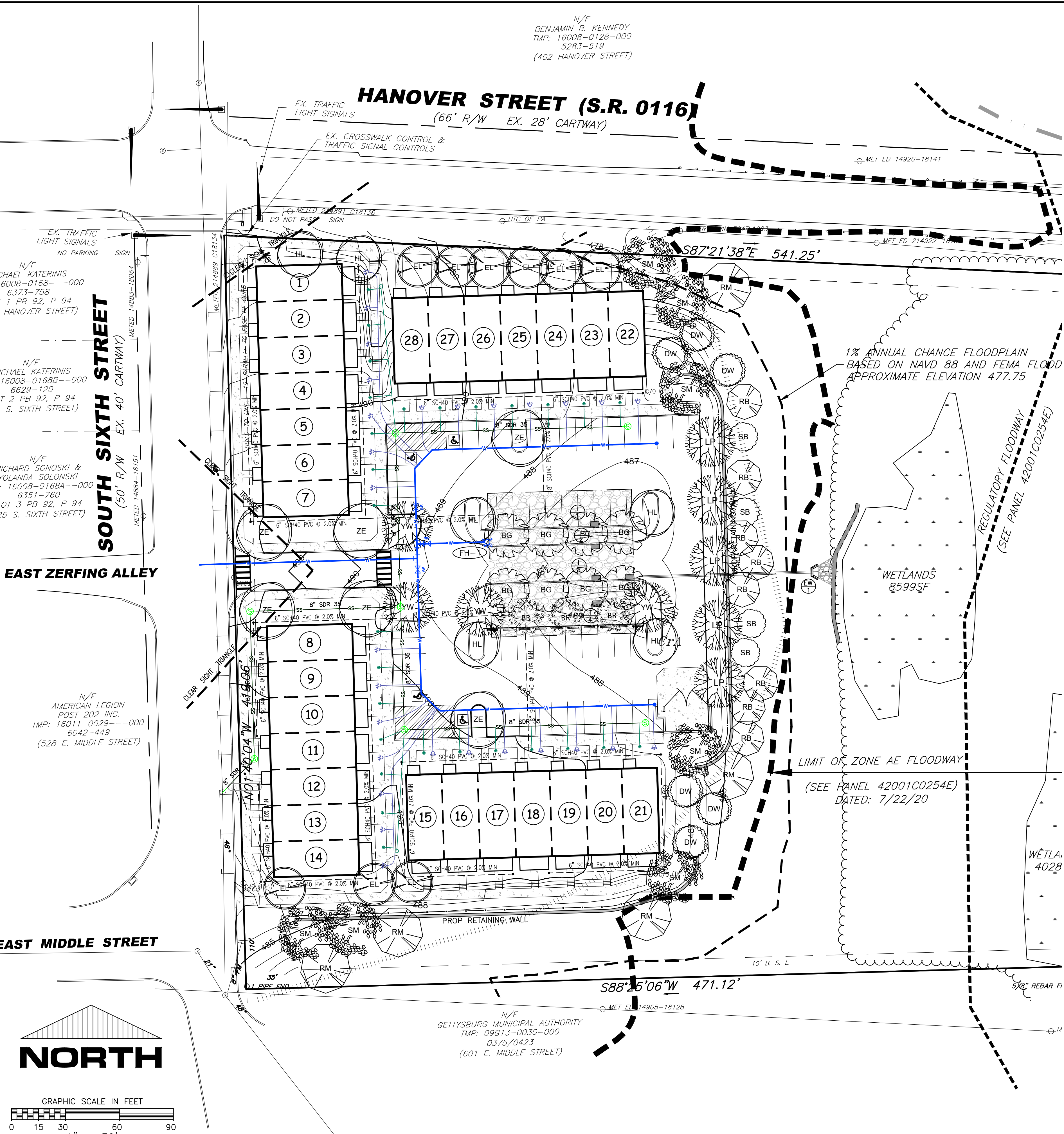
INSKIP: PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS	PU
RM	5	RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2" CAL.	B & B	5
SM	7	SUGAR MAPLE	ACER SACCHARUM 'GREEN MT.'	2" CAL.	B & B	7
BR	3	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	8" - 10"	CLUMP, B & B	3
YW	4	YELLOWWOOD	CLADRASTIS KENTUCKEA	2" CAL.	B & B	4
HL	6	HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CAL.	B & B	6
BG	8	BLACKGUM	NYSSA SYLVATICA 'WILDFIRE'	2" CAL.	B & B	8
LP	5	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'COLUMBIA'	2" CAL.	B & B	5
EL	9	ELM	ULMUS 'FRONTIER'	2" CAL.	B & B	9
ZE	6	ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL.	B & B	6
SB	4	SERVICEBERRY	AMELANCHIER X GRANDIFLORA	5' - 6'	CLUMP, B & B	2
RB	8	REDBUD	CERCIS CANADENSIS	1.5" CAL.	B & B	4
DW	6	DOGWOOD	CORNUS FLORIDA 'CHEROKEE PRINCESS'	1.5" CAL.	B & B	3
					TOTAL	62

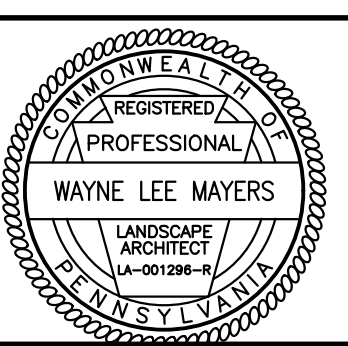


TREE PLANTING AND STAKING DETAIL

NOT TO SCALE



Sharrah Design Group, Inc.
Land Surveying & Design
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Gettysburg, PA 17325
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Fax: (717) 334-0922
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REVISIONS		
NO.	DATE	DESCRIPTION

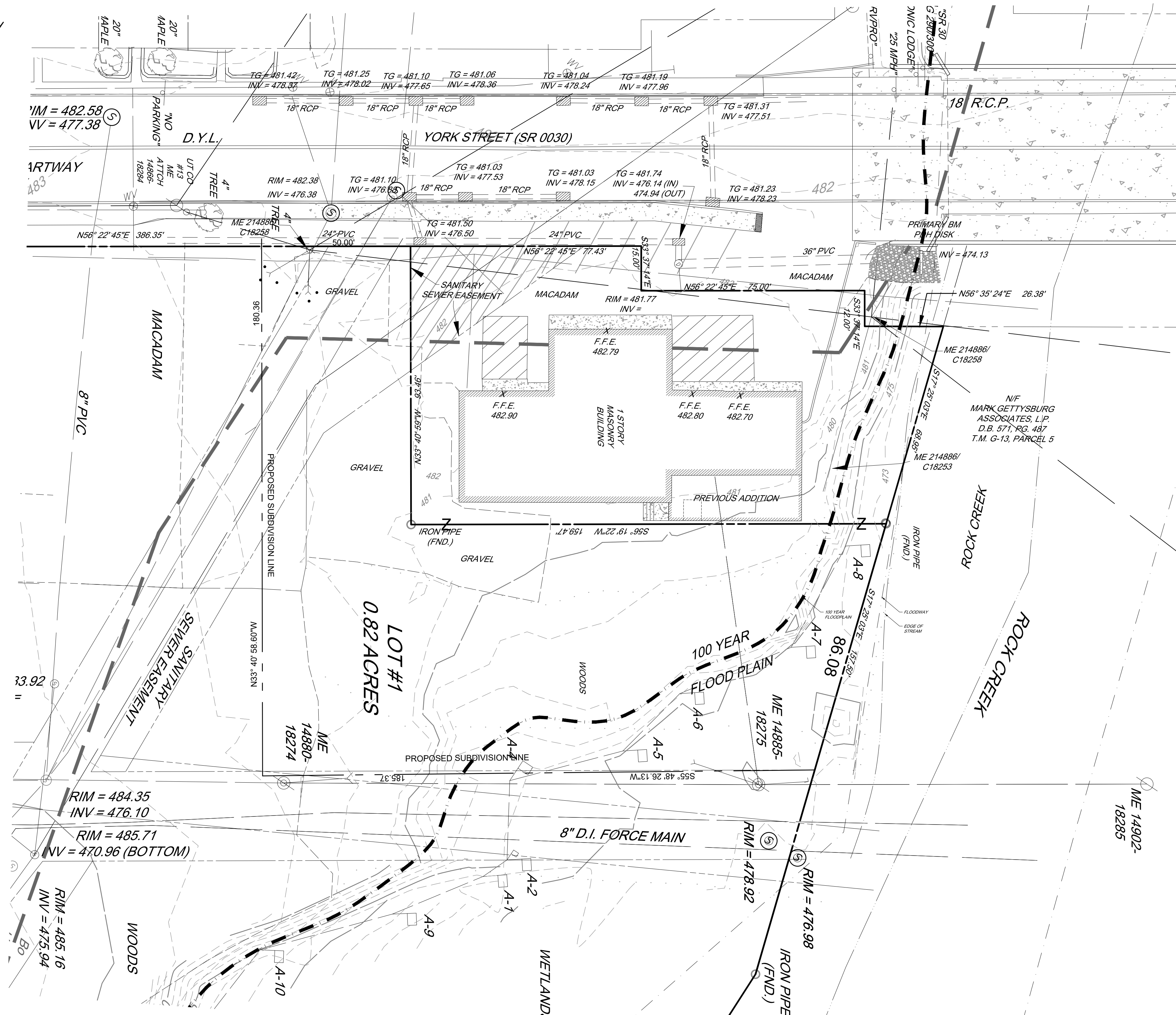
XREFS

811 Know what's below. Call before you dig.
PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 121 (2000) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BURY OR REMOVE.

PLAN PREPARATION	
DRAWN BY: WLM	DATE: 23 MAY, 2023
DESIGNED BY: RAS	FILE NO.: 9148
CHECKED BY: RAS	DWG NO.: LS01

PRELIMINARY PLAN
LANDSCAPE PLAN
RANDALL B. INSKIP PROPERTY
A PLANNED LIVE/WORK DEVELOPMENT
BOROUGH OF GETTYSBURG ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE
1"=30'
SHEET NO.
LD 8



LEGEND

	- AXLE PROPERTY CORNER		- FENCE
	- BOLT PROPERTY CORNER		- RIGHT OF WAY
	- DECIDUOUS TREE		- EX. CONTOUR
	- BENCHMARK		- PROPERTY BOUNDARY LINE
	- HANDICAP SPACE		- SOIL TYPE & BOUNDARY
	- EVERGREEN TREE		- ADJOINER BOUNDARY
	- REBAR PROPERTY CORNER		- CONCRETE
	- UTILITY POLE		- GAS LINE AND VALVE
	- SIGN		- WATER LINE AND VALVE
	- SANITARY SEWER CLEANOUT		- INFILTRATION TEST
	- EXISTING SANITARY SEWER & MANHOLE		- PROPOSED CONCRETE
	- OVERHEAD UTILITIES		- PROPOSED SUBDIVISION LINE
	- UNDERGROUND UTILITIES		- 100 - YEAR FLOOD PLAIN

143 Carlisle St.
Gettysburg, PA 17325
tel: (717) 339-0512
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200 South 2nd St.
Sunbury, PA 17801
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fax: (670) 266-3964

1 East Hanover St.
Dillsburg, PA 17019
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fax: (717) 502-0945

KPI TECHNOLOGY
CIVIL/ENVIRONMENTAL ENGINEERING CONSULTANTS
Knoebel, Picarelli, Inc.
www.kpistechnology.net

K&W TIRE CO., INC.

Adams County, PA
Gettysburg Borough
SUBDIVISION PLAN INSET
MINOR SUBDIVISION PLAN

NO.	DATE	DESCRIPTION

PROJECT NO. 20-105-B

DRAWN BY: MW

DESIGNED BY: BG

CHECKED BY: BG

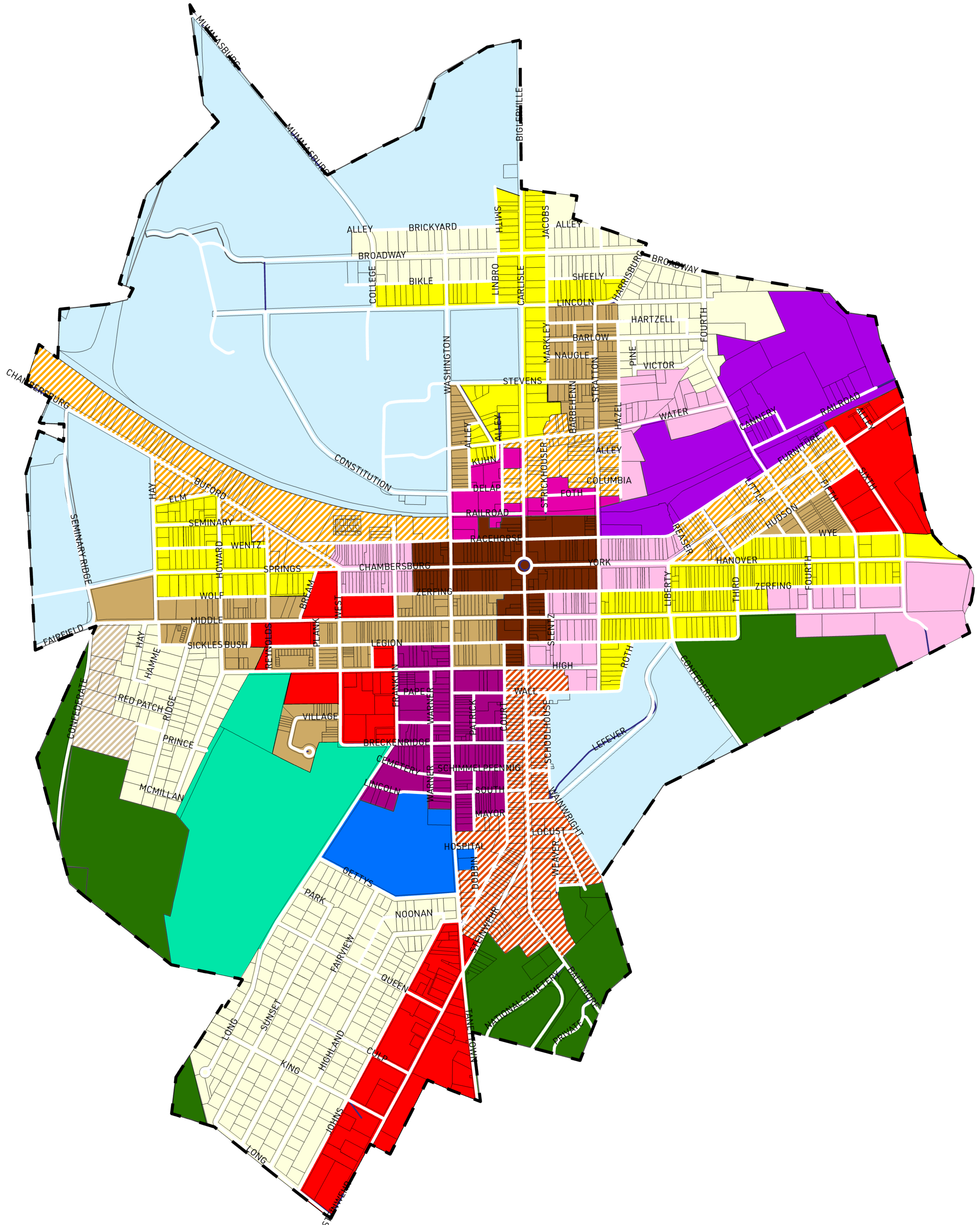
DATE: 05/09/23

SHEET: C-3

BOROUGH OF GETTYSBURG

WORKING DRAFT FUTURE ZONING MAP

VERSION DATE - 07.26.23



LEGEND

MIXED-USE DISTRICTS

- R - REVITALIZATION
- DC - DOWNTOWN CORE
- AC - AUTO-ORIENTED COMMERCIAL
- NC - NEIGHBORHOOD COMMERCIAL
- HCO - HISTORIC CORRIDOR
- NCL- NEIGHBORHOOD COMMERCIAL LOW IMPACT

RESIDENTIAL DISTRICTS

- HTW - HISTORIC THIRD WARD
- RH - RESIDENTIAL HIGH DENSITY
- RM - RESIDENTIAL MED. DENSITY
- RL - RESIDENTIAL LOW DENSITY
- RE - RESIDENTIAL ESTATE

SPECIAL DISTRICTS

- IN - INSTITUTION
- HIN - HEALTH INSTITUTION
- CIN - CIVIC INSTITUTION
- I - INDUSTRIAL
- HB - HISTORIC BATTLEFIELD

BOROUGH OF GETTYSBURG

FUTURE ZONING MAP DESCRIPTIONS

CONTENTS

R - REVITALIZATION DISTRICT	2
DC – DOWNTOWN CORE	2
AC – AUTO-ORIENTED COMMERCIAL	2
NC - NEIGHBORHOOD COMMERCIAL	2
HCO – HISTORIC CORRIDOR	3
NCL – NEIGHBORHOOD COMMERCIAL LOW IMPACT	3
ES – ELM STREET	3
RH – RESIDENTIAL HIGH DENSITY	3
RM – RESIDENTIAL MEDIUM DENSITY	3
RL – RESIDENTIAL LOW DENSITY.....	4
RE – RESIDENTIAL ESTATE.....	4
IN - INSTITUTION.....	4
HIN – HEALTH INSTITUTION.....	4
CIN – CIVIC INSTITUTION.....	4
I – INDUSTRIAL	4
HB – HISTORIC BATTLEFIELD	5

R - REVITALIZATION DISTRICT

Mixed Use

The Revitalization District aims to continue the form of the downtown core with increased height stepped back from the street frontage. The Revitalization District will promote revitalization of existing structures and development of underutilized or vacant parcels. The Revitalization District is not an existing character form; it is a proposed character form.

DC - DOWNTOWN CORE

Mixed Use

The Downtown Core aligns primarily with the existing Historic Core zoning district. It is characterized by 3-4 story buildings with no front setback and minimal or no side setbacks (townhouse-style). Accessory buildings front alleys with minimal or no setback. This district promotes ground floor commercial uses with upper floor residential or office uses.

AC - AUTO-ORIENTED COMMERCIAL

Mixed Use

The Auto-Oriented Commercial district allows for easy of access by automobiles. These areas can accommodate larger parking lots in the rear of the lots and have ample side setbacks.

NC - NEIGHBORHOOD COMMERCIAL

Mixed Use

The Neighborhood Commercial district maintains the walkable form of the area while providing for neighborhood-serving commercial (not including uses that may have disparate impact on surrounding residential, such as late hours or elevated noise levels).

Notes to Consider:

- Need strict design standards to improve gateway along York Street, Hanover Street and Middle Street

HCO – HISTORIC CORRIDOR

Mixed Use

This district aims to protect the authentic historic corridor, provide for commercial uses, and protect the existing residential, walkable form.

NCL – NEIGHBORHOOD COMMERCIAL LOW IMPACT

Mixed Use

The Neighborhood Commercial district maintains the walkable form and protects the existing residential. The area provides for limited neighborhood-serving commercial.

Notes to Consider:

- Neighborhood-serving commercial could include professional/attorney offices, etc.
- Design standards need to reinforce residential nature of area (small signs, etc.)

ES – ELM STREET

Residential

This district supports the Elm Street program and promotes a mix of medium to high density residential.

RH – RESIDENTIAL HIGH DENSITY

Residential

The Residential High-Density district is characterized by buildings that are 2-2.5 stories in height. This district has a mix of attached (two-family) and detached structures, so side setbacks are either zero or minimal. Front setbacks are either zero or minimal (no more than 5-10ft.). Many lots in this district have alley-loaded accessory structures.

RM – RESIDENTIAL MEDIUM DENSITY

Residential

The Residential Medium-Density is characterized by buildings that are 2-2.5 stories in height. The buildings in this district are detached structures with minimum side setbacks around 5-10 ft. The

buildings are setback from the sidewalk by 10 ft. minimum. Many of lots in this district have alley-loaded accessory structures.

RL – RESIDENTIAL LOW DENSITY

Residential

The Residential Low-Density district is characterized by 2-2.5 story buildings with large front setbacks and minimum side setbacks of 10 ft. Some of these lots have alley-loaded accessory structures, whereas others do not have alley access.

RE – RESIDENTIAL ESTATE

Residential

The Estate district is characterized by 2-2.5 story buildings with large front setbacks and side setbacks. The lot sizes in this district are large with a minimum lot size of 14,000 sq. ft. This district can support bed and breakfast-type uses.

IN – INSTITUTION

Special District

The Institutional district includes educational institution campuses.

HIN – HEALTH INSTITUTION

Special District

The Health Institution district includes the existing hospital and medical office buildings.

CIN – CIVIC INSTITUTION

Special District

The Civic Institution district includes parks.

I – INDUSTRIAL

Special District

The Industrial District can accommodate warehouses/industrial uses are properties with large setbacks and buffering.

HB – HISTORIC BATTLEFIELD

Special District

The Historic Battlefield district is land designated as the Gettysburg National Military Park.