



Gettysburg
HISTORIC CROSSROADS

Gettysburg Planning Commission
59 East High Street
Gettysburg, PA 17325
www.gettysburgpa.gov

PLANNING COMMISSION MEETING AGENDA

Monday, April 18, 2022 at 7:00pm | Borough Council Chambers

1. Convene Meeting

2. Review and Approve Agenda

3. Review and Approval of Meeting Minutes

- A. February 22, 2022 Meeting Minutes

4. Public Comment

5. Subdivision and Land Development Plans

- A. 150 Carlisle St Land Development Plan

Proposed demolition of the existing buildings on the site and the construction of a 44-room hotel and a total of 4,248 SF of retail space and associated parking.

6. Variance Requests

- A. ZHB-220001 - 123 W. High Street Apartment Conversion

The subject property is located in the Old Town (OT) and Elm Street Overlay (ES) Districts, and contains a single-story, cement block garage/storage building with three (3) garage bays. The applicant seeks to convert one of the garage bays into a one-bedroom apartment with approximately 710 square feet of living space. He requests relief under Section 27-1402.3, which permits a change from one non-conforming use to another non-conforming use of the same or more-restricted classifications, when authorized by the Zoning Hearing Board as a special exception. The applicant also seeks a variance from Section 27-5A02 of the Ordinance, which permits a structure to be converted into apartments, provided that “[a]ll other district requirements shall be met.”

7. Zoning Text Amendment

- A. ZTA-220001 S. English Zoning Text Amendment to add Special Events Venue as a use permitted in several zoning districts and a revision to the 2,000 SF maximum limit for commercial uses in the ES Elm Street Overlay District.

8. Planning Department Updates

- A. Baltimore Street Master Plan Overview
- B. Central Adams Joint Comprehensive Plan review & implementation

9. Announcements

- A. Next Planning Commission meeting is scheduled for Monday, April 16, 2022 at 7:00 p.m. and will be held in Borough Council Chambers.

10. Additional Comments from Planning Commission Members

11. Public Comment

12. Adjourn