



PLANNING COMMISSION MEETING AGENDA

Monday July 17, 2023 at 7:00pm | Borough Council Chambers

1. **Convene Meeting**
2. **Review and Approve Agenda**
3. **Review and Approval of Meeting Minutes**
 - A. June 20, 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 character areas map to provide feedback to the rezoning staff committee.
7. **Planning Commission Newsletter Article**
8. **Announcements**
 - A. Next Planning Commission meeting is scheduled for Monday, August 21, 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.

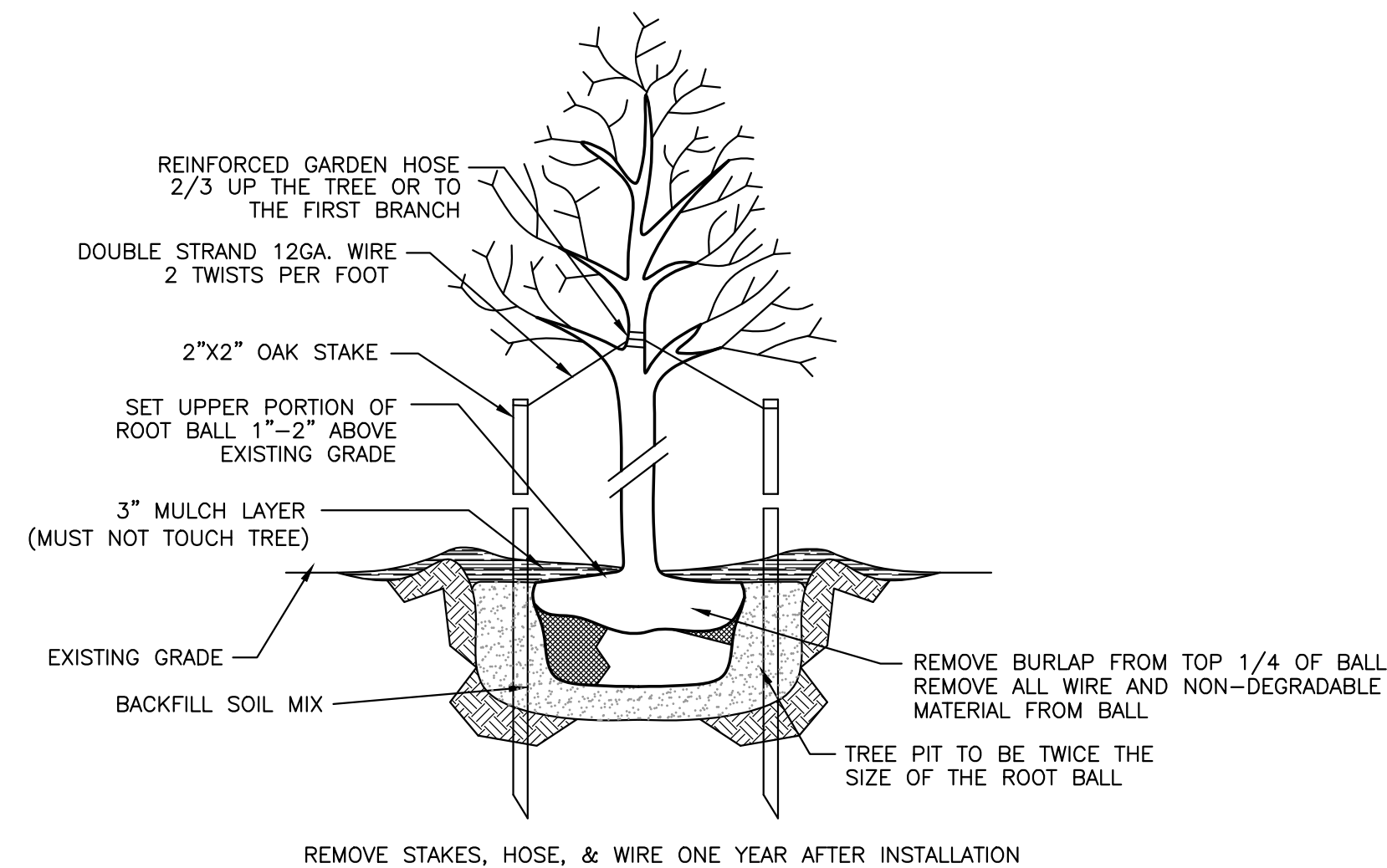
28000 SF Proposed building = 28 PU

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

N/F
MICHAEL KATERINIS
TMP: 16008-0168--000
6373-758
LOT 11 PB 92, P 94
(329 HANOVER STREET)

N/F
MICHAEL KATERINIS
TMP: 16008-0168B--000
6629-120
LOT 2 PB 92, P 94
(19 S. SIXTH STREET)

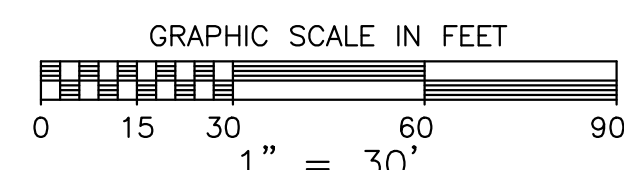
N/F
RICHARD SONOSKI &
YOLANDA SOLONSKI
TMP: 16008-0168A--000
6351-760
LOT 3 PB 92, P 94
(25 S. SIXTH STREET)

N/F
AMERICAN LEGION
POST 202 INC.
TMP: 16011-0029--000
6042-449
(528 E. MIDDLE STREET)

EAST ZERFING ALLEY

EAST MIDDLE STREET

NORTH



N/F
BENJAMIN B. KENNEDY
TMP: 16008-0128-000
5283-519
(402 HANOVER STREET)

HANOVER STREET (S.R. 0116)
(66' R/W EX. 28' CARTWAY)

EAST ZERFING ALLEY

N/F
MICHAEL KATERINIS
TMP: 16008-0168--000
6373-758
LOT 11 PB 92, P 94
(329 HANOVER STREET)

N/F
MICHAEL KATERINIS
TMP: 16008-0168B--000
6629-120
LOT 2 PB 92, P 94
(19 S. SIXTH STREET)

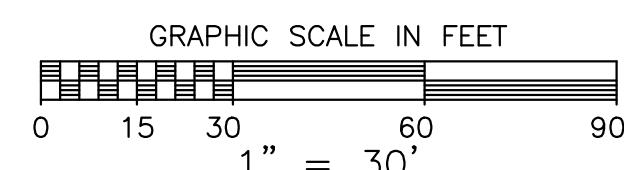
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EAST ZERFING ALLEY

EAST MIDDLE STREET

NORTH



PRELIMINARY PLAN

LANDSCAPE PLAN

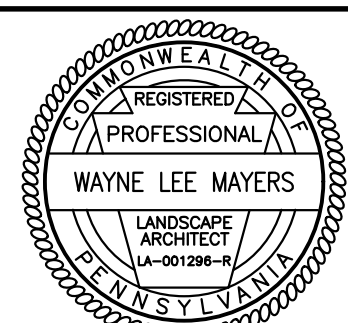
RANDALL B. INSKIP PROPERTY

A PLANNED LIVE/WORK DEVELOPMENT
BOROUGH OF GETTYSBURG ~ ADAMS COUNTY ~ PENNSYLVANIA

SCALE
1"=30'

SHEET NO.
LD 8

Sharrah Design Group, Inc.
Land Surveying & Design
20 Chambersburg Street
Gettysburg, PA 17325
Phone: (717) 334-5400
Fax: (717) 334-0922
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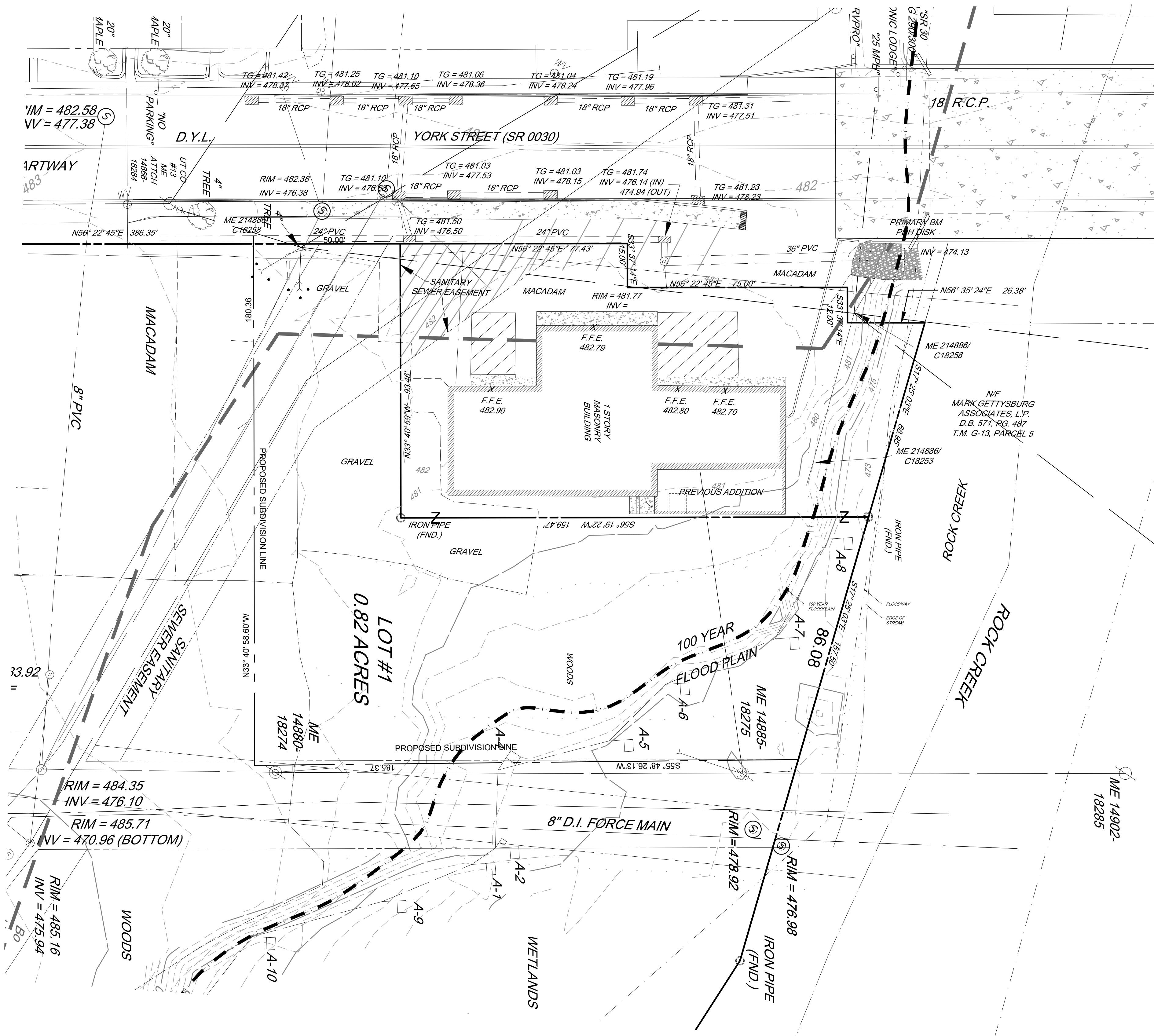
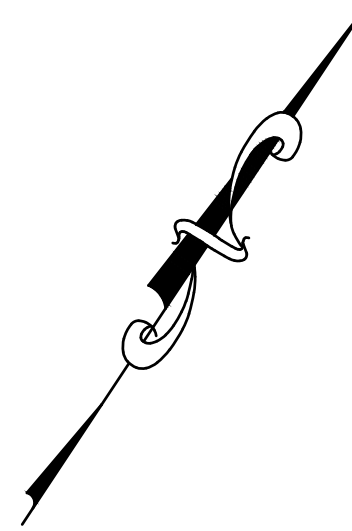
REVISIONS		
NO.	DATE	DESCRIPTION

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.

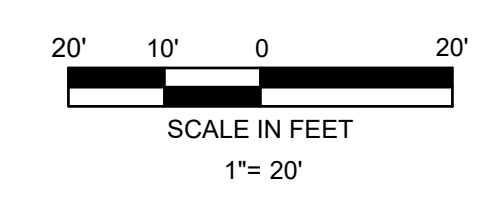
PLAN PREPARATION	
DRAWN BY: WLM	DATE: 23 MAY, 2023
DESIGNED BY: RAS	FILE NO.: 9148
CHECKED BY: RAS	DWG NO.: LS01

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



LEGEND

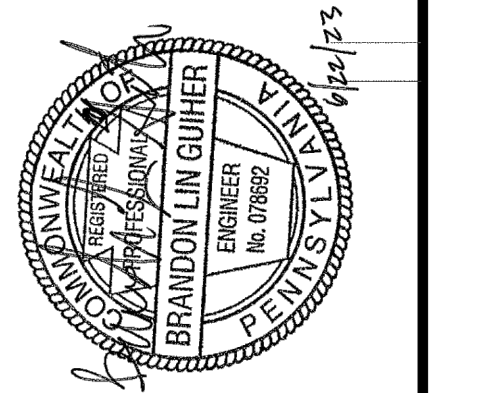
- ⊙ - AXLE PROPERTY CORNER
- ⊙ - BOLT PROPERTY CORNER
- ⊙ - DECIDUOUS TREE
- ⊙ - BENCHMARK
- ♿ - HANDICAP SPACE
- ☀ - EVERGREEN TREE
- ⊙ - REBAR PROPERTY CORNER
- ⊙ - UTILITY POLE
- ♣ - SIGN
- ♣ - SANITARY SEWER CLEANOUT
- ⊙ - EXISTING SANITARY SEWER & MANHOLE
- — — — — - OVERHEAD UTILITIES
- — — — —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



143 Carlisle St.
Gettysburg, PA 17325
tel: (717) 339-0512
fax: (717) 339-0717

200 South 2nd St.
Sunbury, PA 17801
tel: (670) 286-3176
fax: (670) 286-3964

1 East Hanover St.
Dillsburg, PA 17019
tel: (717) 502-0884
fax: (717) 502-0945



K&W TIRE CO., INC.

ADAMS COUNTY, PA

Gettysburg Borough

SUBDIVISION PLAN INSET

MINOR SUBDIVISION PLAN

DESCRIPTION	
NO.	DATE
PROJECT NO.	20-105-B
DRAWN BY:	MW
DESIGNED BY:	BG
CHECKED BY:	BG
DATE:	05/09/23
SHEET:	C-3

F:\Engineering\Private Clients\20-105-B K&W Tire Subdivision\KWP\SUBDIVISION PLAN.dwg 0/23/2023 1:30 PM

BOROUGH OF GETTYSBURG PROPOSED CHARACTER MAP

VERSION DATE: 07.11.12

