



Borough of Gettysburg

**November 13, 2018
Tuesday**

**Council
Business
Meeting
AGENDA**

Council Chambers
59 East High Street
Gettysburg, PA 17325

MEMBERS

Theodore Streeter	(Mayor)
Susan Naugle	(President)
Jacob Schindel	(Vice-President)
Wesley Heyser	
John Lawver	
Patricia Lawson	
Christopher Berger	
Charles Strauss	

STAFF

Charles R. Gable, <i>MPA</i>	(Borough Manager)
Harold Eastman, Jr.	(Solicitor)
Sara Stull	(Borough Secretary)
Sara Stull	(HR Director)
Rebecca LaBarre	(Planning Director)
Rebecca LaBarre	(Zoning Officer)
Nicolette James	(Finance Director)
Rob Harbaugh	(Interim Public Works Director)
Carl Segatti	(Interim Chief of Police)
Scott Weaver	(Code Enforcement)
Chad Clabaugh, <i>PE</i>	(Borough Engineer)
Dave Sanders	(EMS Coordinator)
Richard Miller	(Parking Manger)
Karen Mesher	(Planning Assistant)

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November 13, 2018 – 7:00 PM

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|-------------|---|-------------------------|
| I. | Council - Call to Order | President Naugle |
| II. | Moment of Silence and Pledge of Allegiance | President Naugle |
| III. | Welcome and Opening Remarks | President Naugle |
| IV. | Announcements | President Naugle |

An executive session of the Borough Council was conducted immediately following the adjournment of the November 5, 2018 budget work session of the Borough Council pursuant to section 708(a)(1) and section 708(a)(4) of the Sunshine Act.

An executive session of the Borough Council will be held immediately following this meeting consistent with section 708(a)(1) and section 708(a)(4) of the Sunshine Act for the following purposes: (1) to discuss matters involving the employment and appointment, the terms and conditions of employment and the hiring of a prospective public official or employee of the Borough; and (2) to consult with its professional and administrative advisors regarding information and strategy in connection with issues on which identifiable claims or complaints are expected to be filed.

V. Approval of Agenda and Minutes - Council

A motion to approve the November 13, 2018 Council Business Meeting Agenda as presented.

A motion to approve the Council Meeting Minutes of October 9, 2018.

A motion to approve the Council Public Hearing Minutes of October 22, 2018.

A motion to approve the Council Work Session Meeting Minutes of October 22, 2018.

A motion to approve the Council Budget Work Session Minutes of October 29, 2018.

A motion to approve the Council Public Hearing Minutes of November 5, 2018.

A motion to approve the Council Budget Work Session Minutes of November 5, 2018.

VI. Public Comment

VII. Current and Old Business

A. Finance Department

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| 1. | Departmental Report | Nicolette James |
| 2. | Motions Needing Council Action | |

A motion to approve all bills and payrolls for the month as presented.

A motion to adopt a resolution appointing Maher Duessel, a firm of certified public accountants registered in the Commonwealth of Pennsylvania, as the independent auditor of the Borough of Gettysburg during fiscal year 2019 in order to make an independent examination of the accounting records of the Borough for fiscal year 2018 and to perform such other duties and to exercise the powers as conferred upon an independent auditor under the Borough Code.

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B. Planning Department/Zoning/Code Enforcement/HARB

1. Departmental Report
2. Motions Needing Council Action

Becky LaBarre

A motion to accept the recommendations made by the Gettysburg Historic Architectural Review Board (HARB) following its review on October 17, 2018 and grant Certificates of Appropriateness for the following applications: COA-18-0090, 141 S. Stratton Street—Trinity United Church of Christ for vinyl replacement windows on the north, south, and west facades as presented with restoration of historic windows on the east (primary) façade only; COA-18-0095, 19-21 Hanover Street—Michael J. & Vickie V. Gastley for installation of a multi-ribbed metal panel roof system in “Ash Gray” as presented; COA-18-0097, 2 Baltimore Street—Kadel LLC for construction of an ADA ramp/stairs with installation of decorative railings as presented; and COA-18-0097, 343 Carlisle Street—Phi Sigma Kappa Fraternity for porch alterations to include synthetic material for decking and replacement of columns and railings in natural wood.

A motion to accept the recommendations of the Planning Commission regarding the Joint Regional Comprehensive Plan as presented and forward these recommendations to the Adams County Office of Planning and Development as required per Article III, Section 302 of the Pennsylvania Municipalities Planning Code.

A motion to authorize the revision and finalization for subsequent enactment by the Borough Council of an ordinance amending and updating the Gettysburg Borough Subdivision and Land Development Ordinance.

MOTIONS RELATIVE TO ZONING TEXT AMENDMENTS

Maximum Building Heights.

A motion to retain and set a maximum building height of 45 feet in the following zoning districts: the R-1 Low Density Residential District, the R-1A Preservation Residential District, and the R-2 Moderate Density Residential District.

A motion to amend and set a maximum building height of 48 feet in the following zoning districts: the RO Residential Office District, the ROR Residential Office Redevelopment District, the TC Tourist Commercial District, the GC General Commercial District, the IND Industrial District, and in the SE Streetscape Enhancement Overlay District (outside of the OT Old Town District).

A motion to retain and set a maximum building height of 60 feet in the following zoning districts: the INS-1 Institutional-1 District, the HC Health Care District, and the IND Industrial District (only if the Zoning Hearing Board decides that the increased height of the proposed building will not interfere with light, air, airways and views of historic sites and areas).

Deletion of Permitted Uses in the ROR Residential Office Redevelopment District.

A motion to delete the following uses from the uses permitted by right in the ROR Residential Office Redevelopment District: emergency services station, essential services, municipal or governmental building and use, schools, single-family attached dwellings, single-family semidetached dwellings and two-family dwellings.

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Mixed-Use Building, Extended Height Use.

A motion to set the maximum increase or extension of building height of up to 72 feet (with an additional 12 feet of building height for accommodation of mechanical use equipment) as authorized by the Zoning Hearing Board in consideration of specific height incentives set forth in the Zoning Ordinance.

A motion to approve the inclusion of the following increased building height incentives: internal parking, relocation of existing transit services operation and use, provision of public green space and area, and construction and dedication to the Borough of a segment or segments of the Gettysburg Inner Loop Trail Network located on the parent tract or lot of the proposed building site of the Mixed-Use Building, Extended Height Use.

Building Step-back and Angular Plane Requirements.

A motion to approve the inclusion of Building Step-back requirements where building height is permitted to exceed 48 feet for a Mixed-Use Building, Extended Height Use.

A motion to approve the inclusion of a 45 degree angular plane requirement where building height is permitted to exceed 48 feet for a Mixed-Use Building, Extended Height Use.

Amendment, Finalization, and Publication of Ordinance.

A motion to authorize the amendment, finalization, and publication for subsequent enactment by the Borough Council of the ordinance amending the text of the Gettysburg Borough Zoning Ordinance consistent with the decisions of the Borough Council made pursuant to all of the foregoing motions relative to zoning text amendments acted upon at this general business meeting.

A motion to authorize the solicitor to prepare for subsequent enactment by the Borough Council an ordinance amending Chapter 4, Part 3 of the Gettysburg Borough Code of Ordinances, the Regulated Rental Unit Occupancy Ordinance, to allow a designated property manager to reside or actively maintain offices within 40 miles of the rental unit.

C. Parking Department

1. Departmental Report
2. Motions Needing Council Action

Richard Miller II

A motion to authorize the solicitor to prepare for subsequent enactment by the Borough Council an ordinance amending Chapter 15, Part 4 of the Gettysburg Borough Code of Ordinances relative to removing an area on East High Street from on-street metered parking zone and designating areas on East High Street as a reserved parking space for persons with disabilities and as reserved unmetered parking spaces for Borough employees.

D. Public Works Department

1. Departmental Report

Rob Harbaugh

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E. Borough Engineer

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| 1. Engineer Report | Chad Clabaugh |
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Motion to approve application for payment No. 2 to E.K. Services, Inc. for the Stratton Street Storm Sewer Improvements project in the amount of \$261,854.10.

F. Police Department

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| 1. Departmental Report | Carl Segatti |
| 2. Motions Needing Council Action | |

G. Borough Manager

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| 1. Manager's Report | Charles Gable |
| 2. Motions Needing Council Action | |

A motion to authorize the setting of a special meeting of the Borough Council to be held on Monday, November 26, 2018, at 6:45 p.m., for the purpose of enacting an ordinance for the formation of the Gettysburg Borough Stormwater Authority pursuant to the Pennsylvania Municipality Authorities Act.

A motion to authorize the finalization and publication for subsequent enactment at the November 26, 2018 special meeting of the Borough Council of an ordinance authorizing the formation and organization of the Gettysburg Borough Stormwater Authority pursuant to the Pennsylvania Municipality Authorities Act and to authorize the execution and filing with the Secretary of the Commonwealth of Pennsylvania of Articles of Incorporation for the Gettysburg Borough Stormwater Authority.

A motion to authorize the Borough Secretary to give notice and cause the same to be published that the proposed budget providing an annual estimate of revenues and an annual estimate of expenditures for fiscal year 2019 has been prepared and will be made available for public inspection for a period of not less than ten (10) days commencing on Monday, November 26, 2018 and ending at the close of business on Friday, December 7, 2018, prior to the completion and adoption of the budget for fiscal year 2019 by the Borough Council.

A motion to authorize the solicitor to prepare, finalize and publish a proposed ordinance for intended enactment at the next monthly general business meeting of the Borough Council to be held on December 10, 2018 for the purposes of fixing the real property tax rate for the Borough of Gettysburg for fiscal year 2019 at 3.8320 mills, the occupation tax rate at 30 mills and the fire protection services appropriations tax rate at 0.2500 mills.

III. Reports

A. Liaison Reports

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| 1. MSG | Deb Adamik |
| 2. GARA | Jacob Schindel |
| 3. GMA | Susan Naugle |
| 4. Planning Commission | Charles Strauss |
| 5. Steinwehr Avenue Heart of Gettysburg Battlefield (SAHGB) | Jacob Schindel |
| 6. Adams County Boroughs Association (ACBA) | Mayor Streeter |
| 7. Adams County Council of Governments (COG) | John Lawver |
| 8. Adams County Transportation Planning Organization (ACTPO) | Susan Naugle |
| 9. Adams County Heroin Awareness Task Force | Charles Strauss |
| 10. Trail Feasibility Study | Christopher Berger |

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B. Other Reports

1. **Elm Street**
2. **Recycling Report**
3. **Adams County EMS Report**

IX. Elected Official's Comments

- A. Mayor Theodore Streeter**
- B. Wesley Heyser**
- C. Patricia Lawson**
- D. Charles Strauss**
- E. Christopher Berger**
- F. John Lawver**
- G. Vice President Jacob Schindel**
- H. President Susan Naugle**

X. Public Comment

XI. Adjournment

XII. Executive Session