



# Gettysburg

HISTORIC CROSSROADS

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Jacob Schindel, Council Vice President

Charles R. Gable, Borough Manager  
Sara L. Stull, Borough Secretary  
Harold A. Eastman, Jr., Borough Solicitor

## PLANNING COMMISSION MEETING

Monday March 19, 2018 at 7:00pm

Borough Council Chambers

### AGENDA

1. Convene Meeting
2. Review and Approve Agenda
3. Review and Approve Minutes
  - A. February 20, 2018 Business Meeting
  - B. TABLED: March 14, 2018 Workshop
4. Public comment for items not on the agenda
5. Public comment related to New Business items ONLY
6. New Business
  - A. Review of/recommendation to Zoning Hearing Board for requests for Use by Special Exception to be heard on Wednesday April 5, 2018 at 7:00pm
    1. **ZHB-18-0001, 34 Locust Street – Barbara & Steve Shultz**: Special Exception for Bed-and-Breakfast Use in the R-2 District per Section 27-503A

**A motion to recommend to the Gettysburg Borough Zoning Hearing Board that the request of Barbara & Steve Shultz for Use by Special Exception for Bed-and-Breakfast at 34 Locust Avenue be granted as it is not detrimental to the purpose of the R-2 Moderate Density Residential District which is “to provide for the development of certain areas of the Borough into residential neighborhoods permitting a variety of housing types”, but is appropriate to, compatible with, and will enhance the character of the surrounding neighborhood and abutting zoning districts.**

2. **ZHB-18-0002, 531 Baltimore Street – Cricket Attractions, LLC (Christine Bauman)**: Special Exception for Outdoor Commercial Recreation or Entertainment Activity per Section 27-903B

**A motion to recommend to the Gettysburg Borough Zoning Hearing Board that the request of Cricket Attractions, LLC (Christine Bauman) for Use by Special Exception for Outdoor Commercial Recreation or Entertainment Activity at 531 Baltimore Street be granted as it appropriately meets the purpose of the TC Tourist Commercial District “to provide for and encourage the location of retail business establishments serving the tourist and visitor trade”.**

- B. Introduction of Zoning Map Amendment Request **#ZMA-18-0001, 71 Buford Avenue – Thomas C. Knox**: reclassification of Adams County Tax Parcel No. 16006-0028---000 from R-2 Moderate Density Residential District to GC General Commercial District. Presentation by applicant to follow on April 16, 2018.
- C. Acceptance for review of Final Subdivision Plan **#SLD-18-0001, 428-432-434 S. Washington Street – WellSpan Health/JMT (Owner’s agent)**. Presentation by applicant to follow on April 16, 2018.

**A motion to formally accept Final Subdivision Plan #SLD-18-0001, 428-432-434 S. Washington Street – WellSpan Health for review with conditional approval by the Planning Commission or extension by the applicant to be granted no more than 90 days from this date per the requirements of the Pennsylvania Municipalities Planning Code.**

7. Public comment related to Old Business Items ONLY

8. Old Business

- A. Revisions to Conditionally Approved Final Subdivision Plan **#SLD-17-0003, Gettysburg Area School District & Gettysburg Presbyterian Church**
- B. Discussion regarding possible effects of proposed Zoning Ordinance revisions, including Part 8A: ROR Residential Office Redevelopment District, on the Gettysburg Historic District with input from the Gettysburg Borough Historic Architectural Review Board (HARB)
- C. Recommendations related to Central Adams Joint Regional Comprehensive Plan (Comp Plan)

9. Other Business

- A. Review of Planning Department Monthly Report dated March 11, 2018
- B. Next PC Workshop: April 4, 2018 at 7:00pm
- C. Next PC Business Meeting: April 16, 2018 at 7:00pm
- D. Additional Comments from Planning Commissioners

10. Public Comment

11. Adjourn