



Borough of Gettysburg
Adams County, Pennsylvania
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Harold A. Eastman, Jr., Borough Solicitor

PLANNING COMMISSION MEETING

Monday April 16, 2018 at 7:00pm

Borough Council Chambers

AGENDA

1. Convene Meeting
2. Review and Approve Agenda
3. Review and Approve Minutes
 - A. March 14, 2018 Workshop
 - B. March 19, 2018 Business Meeting
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 and Variances to be heard on Wednesday April 25, 2018 at 7:00pm
 1. ***ZHB-18-0003, 777 Baltimore Street – MG Felty, Inc. General Partner:*** Special Exception for Conversion Apartments Use in the TC District per Section 27-903(A) and Variances from Sections 27-904.4 and 27-1402.2.B.1 for Non-conforming Building

A motion to recommend to the Gettysburg Borough Zoning Hearing Board that the request of MG Felty, Inc. General Partner for Use by Special Exception for Conversion Apartments at 777 Baltimore Street, as well as variances for alteration without elimination or decrease to its existing nonconformities, be granted as the proposed alterations satisfy the requirements of Section 910.2 of the Pennsylvania Municipalities Planning Code in that the variances, if authorized, will not alter the essential character of the TC Tourist Commercial District, nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare, but are instead appropriate to, compatible with, and will enhance the character of the surrounding neighborhood and abutting zoning districts.
7. Public comment related to Old Business Items ONLY
8. Old Business
 - A. Update: Decisions on Zoning Hearing Board Applications # ***ZHB-18-0003, 34 Locust Street – Barbara & Steve Shultz*** and # ***ZHB-18-0002, 531 Baltimore Street – Cricket Attractions, LLC (Christine Bauman)*** heard on April 5, 2018. *Official Decision Memorandum and hearing transcript not yet received, but are forthcoming.*

- B. Presentation: 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. – *Tom Knox, Property Owner*
- C. Presentation: Final Subdivision Plan **#SLD-18-0001, 428-432-434 S. Washington Street – WellSpan Health/JMT (Owner's agent).** – *Layne Clark, Survey Technician, Johnson, Mirmiran & Thompson, Inc. (JMT)*
- D. Recommendations related to **Central Adams Joint Regional Comprehensive Plan** (Comp Plan)
- E. Proposed **Revisions to Zoning Ordinance** related to Dimensional Standards in the ROR Residential Office Redevelopment District

A motion to recommend to Borough Council proposed revisions to the Gettysburg Borough Zoning Ordinance as presented in the draft prepared by the Adams County Office of Planning and Development received by the Department of Planning on April 13, 2018, and furthermore request that they authorize the Borough Solicitor to begin preparation of a draft zoning text amendments ordinance for review and subsequent advertisement in accordance with the Pennsylvania Municipalities Planning Code.

9. Other Business

- A. Review of Planning Department Monthly Report dated April 4, 2018
- B. Next PC Business Meeting: Monday, May 21, 2018 at 7:00pm
- C. Next PC Workshop: Wednesday, June 6, 2018 at 7:00pm
- D. Additional Comments from Planning Commissioners

10. Public Comment

11. Adjourn