



Gettysburg
HISTORIC CROSSROADS

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Theodore H. Streeter, Mayor
Robert L. Krummerich, Council President
Scot A. Pitzer, Council Vice President

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

PLANNING COMMISSION AGENDA
Wednesday December 18, 2017 at 7:00pm
Borough Council Chambers

1. Convene Meeting
2. Review and Approve Agenda
3. Review and Approve Minutes
 - A. November 20, 2017 Business Meeting
 - B. December 6, 2017 Workshop Session
4. Public Comment
5. Old Business
 - A. Update, Proposed Zoning Map & Text Amendment Ordinance
 1. All required notifications sent on December 13, 2017
 2. Public hearing scheduled for Monday January 22, 2017 at 6:30pm with Special Meeting at 7:00pm
 - B. Revisions to Zoning Ordinance
 - *Andrew Merkel, Assistant Director/Comprehensive Planning Manager, & Carly Marshall, Comprehensive Planner, Adams County of Planning and Development*
 1. Part 13: Parking, Loading & Unloading

A motion to recommend that Borough Council prepare to enact a repeal/replace of Chapter 27, Part 13: Parking, Loading & Unloading with a revised ordinance incorporating the changes as presented in the draft provided by Adams County Office of Planning and Development on December 13, 2017.

2. Part 8A: ROR Residential Office Redevelopment District
 - A. Maximum Height

A motion to agree that an increase of the maximum height limit from 45' to 48' in various zoning districts be included in the draft text revisions to Part 8A: ROR Residential Office Redevelopment District, currently being prepared by the Adams County Office of Planning and Redevelopment.

B. End-Cap Properties/Buildings

A motion to agree that the inclusion of the definition “End-Cap Property”, for pre-determined locations in the Old Town District ONLY and as presented in the draft provided by Adams County Office of Planning and Development (ACOPD) on December 13, 2017, be included in the draft text revisions to Chapter 27, Part 2: Definitions, currently being prepared by ACOPD.

C. Purpose Statement

A motion to agree that the purpose statement of Part 8A: ROR Residential Office Redevelopment District, as presented in the draft provided by Adams County Office of Planning and Development (ACOPD) on December 13, 2017, be included in the draft text revisions currently being prepared by ACOPD.

D. Setback Standards

E. Minimum Building Height

A motion to agree that a revision to Section 27-8A05.2 for increase of minimum building height in the ROR District from 24 feet to 28 feet be included in the draft text revisions currently being prepared by ACOPD.

F. Maximum Building Height

A motion to agree that a revision to Section 27-8A05.4 for maximum building height of 60 feet in the ROR District be included in the draft text revisions currently being prepared by ACOPD.

G. Building Step-back Requirements

H. 45 Degree Angular Plane Standards

6. New Business?

7. Other Business

A. Review of Planning Department Report dated December 6, 2017

B. **A motion to request that Borough Council authorize the continuation of bi-monthly workshop meetings of the Planning Commission, with attendance by the Borough Engineer as needed, and the one-time publication of these workshops on the following dates to commence at 7:00pm: Wednesday February 7, 2018; Wednesday April 4, 2018; Wednesday June 6, 2018; Wednesday August 1, 2018; Wednesday October 3, 2018; and Wednesday December 5, 2018.**

C. **A motion to request the re-appointment by Borough Council of Dominic Picarelli to the Planning Commission for a four-year term to expire in January 2022.**

8. Public Comment

9. Adjourn – Next Business Meeting Monday January 15, 2017

Respectfully Prepared and Submitted,

Becky LaBarre, Director of Planning and Historic Preservation