



*Gettysburg*  
HISTORIC CROSSROADS

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Theodore H. Streeter, Mayor  
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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 AGENDA**  
**Wednesday February 20, 2018 at 7:00pm**  
**Borough Council Chambers**

1. Convene Meeting – *Sarah Kipp, PC Chair* *5 min.*
2. Review and Approve Agenda
3. Review and Approve PC Minutes
  - A. January 16, 2018 Joint Meeting with Borough Council
4. Special Presentations
  - A. Update on the Gettysburg Inner Loop (GIL) *5 min.*  
– *Tom Jolin, HABPI & Chad Clabaugh, Borough Engineer*
  - B. Update on Economic Development Initiatives for Residential Office Redevelopment *5 min.*  
District (ROR): Current status of LERTA legislation, parking relief efforts, and re-zoning  
– *Becky LaBarre, Borough Director of Planning and Historic Preservation, & Robin Fitzpatrick, President, Adams Economic Alliance*
5. Public Comment *15 min.*
6. Old Business
  - A. Proposed Text Amendments Ordinance to be heard March 12, 2018 at 6:30pm *5 min.*
    1. Official comments to share with Borough Council
  - B. Central Adams Joint Regional Comprehensive Plan (Comp Plan) *5 min.*
    1. Timeline/procedures for review, hearings, and adoption
  - C. Proposed Revisions to Zoning Ordinance related to dimensional standards including *30 min.*  
Part 8A: ROR Residential Office Redevelopment District  
– *Carly Marshall, Comprehensive Planner, Adams County of Planning and Development, & Becky LaBarre, Borough Director of Planning and Historic Preservation*

A motion to request that the following dimensional standards be included in the draft ordinance currently being prepared by Adams County Office of Planning and Development (ACOPD):

- Chapter 27: Zoning, Part 2: Definitions
  - MID-RISE BUILDING  
An enclosed structure consisting of five to nine stories with a height of 50 to 84 feet
- Chapter 27: Zoning, Part 8A: Residential Office Redevelopment District
  - Section 27-8A05: Building Height
    - 2. Minimum Ground Floor Height. The minimum floor to floor height of the ground floor should be 12 feet at minimum to facilitate commercial uses at grade.
    - 3. Maximum Building Height at Build-to line. No building shall be more than 48 feet in height at the Build-to line established in §27-8A04.4.
    - 4. Maximum Building Height. No building shall be more than 60 feet in height, unless additional building height is authorized per §27-1511.
- Chapter 27: Zoning, Part 15: General and Supplemental Regulations
  - Section 27-1511: Height
    - 4. Increased Height Incentive. The Maximum Building Height established in §27-8A05.3 may be increased for all buildings on a site for any of the following site improvements that are implemented. In order to qualify for the additional building height, the site improvements shall meet the criteria established in §27-1511. Regardless of the number of incentives provided, the maximum building height shall not exceed 84 feet plus 12' for mechanicals, etc.
    - 5. Building Step-back Requirements. An upper story step-back shall be provided along the building facades of Mid-Rise Buildings. Where a building would be required to provide multiple step-backs on a particular facade, only the larger step-back dimension will be required (i.e. step-backs do not compound on each other).
      - A. Street and Railroad Frontage, excluding alleys. An upper story step-back of 20 feet from the building façade shall be provided beginning for all building elevations over 48 feet in height.
      - B. Adjacent Residential Structures. An upper story step-back of 30 feet from the building façade shall be provided beginning for all building elevations over 48 feet in height when the adjacent building is residential in nature.
    - 6. A 45 degree angular plane shall be established for Mid-Rise Buildings which shall not be obstructed by the building envelope. Where this standard conflicts with other building height standards within this section, this standard shall apply.
      - A. Where a Mid-Rise building is located adjacent a road or railroad right-of-way, the 45 degree angular plane will be established from the sidewalk's edge across the adjacent right-of-way, or 80% the width of the adjacent right-of-way, whichever is lesser, and shall not be obstructed by the building envelope.
      - B. Where a Mid-Rise Building is located adjacent to a residential use, the 45 degree angular plane will be established from the average height of the roofline of the adjacent residential structure.
      - C. Where a Mid-Rise Building is located adjacent to open space, the 45 degree angular plane will be established from the property line.
    - 4. Where there is a change in elevation at the line in which the 45 degree angular plan will be established, the lowest point of elevation will be used.

- D. Revisions to the Subdivision and Land Development Ordinance (SALDO) 30 min.  
- *Chad Clabaugh, Borough Engineer, & Becky LaBarre, Borough Director of Planning and Historic Preservation*
1. Overview of intended outcome, work to-date, items to be addressed, and timeline for enactment

7. New Business 5 min.

- A. Introduction to additional projects – *Becky LaBarre, Director of Planning and Historic Preservation*
1. Proposed text amendment to Chapter 4: Buildings, Part 3: Rental Unit Occupancy, Section 4-302.2: Designation of Manager to read:  
“Every owner who is not a full-time resident of the Borough of Gettysburg, and who does not reside within Adams County, Pennsylvania, shall designate a manager **who shall reside or actively maintain offices within 50 miles of the rental unit.**”
  2. Zoning issues related to vacation rentals/tourist homes
  3. Proposed revisions to Residential Office (RO) and Tourist Commercial District (TC)

8. Other Business – *Sarah Kipp, PC Chair* 5 min.

- A. Review of Planning Department Report dated February 11, 2018
- B. Next PC Business Meeting: March 19, 2018 at 7:00pm
- C. Next PC Workshop: April 4, 2018 at 7:00pm
- D. Additional Comments from Planning Commissioners

9. Public Comment 10 min.

10. Adjourn