



PLANNING COMMISSION MEETING MINUTES

Monday, September 18 at 7:00pm | Borough Council Chambers

Members Present: Charles Strauss, Martin Jolin, John Rice, Sarah Kipp

Staff Members: Carly Marshall, Planning Director; Chad Clabaugh, Borough Engineer; Adam Boyer, Planning Commission Solicitor, Peter Griffioen, Code Compliance Officer, Paige Stewart, Planning Intern

Members of the Public: Dominic Picarelli, KPI; Robin Fitzpatrick, ACIDA; Sue Cipperly, 314 N. Stratton; Jeff Rioux, 125 E. Middle St.; Jill Sellers, Main Street Gettysburg; Darlene Brown; Jude Seniara, Gettysburg Connection; Scott English; Sharon Monahan, West Broadway; Kelly Kaiser, 200 E. Middle St; Linda Atiyeh, Gallery 30.

Convene Meeting: Planning Commission Chair Charles Strauss called to order the Monday, September 18, 2023 meeting of the Gettysburg Borough Planning Commission at 7:00 p.m.

Review and Approve Agenda: Martin Jolin made a motion to approve the agenda. John Rice provided a second, and the motion carried 4-0.

Review and Approve Minutes: Sarah Kipp made a motion to approve the minutes for the Monday, August 21, 2023 meeting as presented. Martin Jolin provided a second, and the motion carried 5-0. John Rice made a motion to table the plan until October 16, 2023. Martin Jolin provided a second, and the motion carried 4-0.

Public Comment: None.

SLD-230001 - 0 Hanover Street: Chad Clabaugh provided an update on the Inskip plan. Carly Marshall explained that the applicant has granted an extension through March 2024.

Martin John made a motion to table the plan until the September Planning Commission meeting. John Rice provided a second, and the motion carried 4-0.

SLD-230002 - 687 York Street Chad Clabaugh reviewed comments for the K&W Tire Plan. He noted that several comments related to utility easements may result in a change in lot line configuration on the plan and recommended the plan be tabled to give the consultant time to resolve those items.

Martin Jolin made a motion to provide conditional approval for the plan pursuant to the Borough Engineer letter dated September 14, 2023, with a March 31, 2024 deadline for the satisfaction of the conditions. John Rice seconded, and the motion carried 4-0.

44 South Street Variance Application: The owner of 44 South Street and their solicitor explained to the Planning Commission that they purchased 44 South Street with the understanding from their Realtor that it could be used as a Vacation Rental. They noted that the property cannot be used for affordable housing because the price point is too high, and it is in close proximity to a zoning district that permits lodging uses. They noted they have not had much interest from people wishing to rent the house as a long term rental, other than their current tenants who are renting while they remodel their house.

Sarah Kipp commented that because the timeframe since the current owners have taken possession has been recent, it doesn't seem to be demonstrated that the house cannot be used as a long-term rental.

Martin Jolin noted that the Borough wishes to retain housing uses and the Planning Commission has voted in the past to deny similar applications.

Martin Jolin made a motion to recommend denial of the application for variances in consideration of the precedence of previous cases and to preserve neighborhoods and long-term rental options in the Borough.

John Rice provided a second, and the motion carried 4-0.

Gettysburg Station Transportation Impact Study Scoping: Chad Clabaugh provided information about an application to PennDOT for a traffic impact study, the first step for which is to determine the scope of the study. He and Carly Marshall noted that there are intersections on North Stratton Street that are not currently proposed to be included in the scope but should be added.

Sue Cipperly commented that she agrees there should be no left turn on Stratton. She agreed that they should study the Stratton intersections, in particular Lincoln Ave is currently not safe to cross and has heavy pedestrian traffic with residents and the school. She also noted that it does not appear that the transit station traffic will be included in this study, though it will also have a large impact as Stratton Street will be the nexus for all of their routes.

2023-2024 Rezoning – Preliminary Draft Zoning Map review:

Sue Cipperly commented that I like the way this is being approached with the graphics. It's helpful to see the plan. I didn't see anything I didn't like, there should no reason to have a minimum height. Like that the build to line is gone.

Scott English asked what the schedule is for the Town Hall and requested the materials be posted at least two weeks in advance so business owners and the public can be prepared for the town hall.

Scott English asked if the intent is to eliminate the Elm Street district?

Jill Sellers explained that Main Street Gettysburg is working with a large group in revising the Elm Street program, and has applied for a planning grant. They plan to engage a third party consultant to assess the program to determine the new goals for the neighborhood should be identified. She noted that they expect the grant in the new year.

There was discussion about the proposed draft zoning map, including:

- The Elm Street Overlay District is proposed to be eliminated, as well as the Streetscape Enhancement Overlay District. Carly Marshall and Jill Sellers both spoke to the fact that the removal of the district on the zoning map does not preclude the group that is currently working to revive the Elm Street program from doing so.
- Moving current Streetscape Enhancement Overlay District standards for streetlight to the SALDO
- Building locations, build-to lines are in the Streetscape Enhancement Overlay District, but are also in underlying zoning district and can be handled in the underlying districts without being repeated in an overlay.
- Retaining standards in the Streetscape Enhancement Overlay District for buildings to face, or appear that they are facing the street they are on so you aren't seeing the backs of buildings along the sidewalk

Town Hall Meeting Scheduling: The Town Hall meeting for the rezoning project is tentatively scheduled for Wednesday, October 18 at 7:00 PM.

Announcements:

Staff Update: none

Planning Commission member updates: none

Next Planning Commission meeting is scheduled for Monday, October 16, 2023, at 7:00 PM in Borough Council Chambers.

Additional Comments from Planning Commissioners: None.

Public Comment: None

Adjournment: Martin Jolin made a motion to adjourn the meeting at 9:19pm. Sarah Kipp provided a second, and the motion carried 4-0.