



PLANNING COMMISSION MEETING MINUTES

Monday, August 21 at 7:00pm | Borough Council Chambers

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

Staff Members: Carly Marshall, Planning Director; Chad Clabaugh, Borough Engineer; Adam Boyer, Planning Commission Solicitor

Members of the Public: Dominic Picarelli, KPI; Stacy Rice, Sue Cipperly, Shelly Knouse, Diane McOmber, Chad Huber

Convene Meeting: Planning Commission Chair Charles Strauss called to order the Monday, August 21, 2023 meeting of the Gettysburg Borough Planning Commission at 7:02 p.m.

Review and Approve Agenda: Sarah Kipp made a motion to approve the agenda. John Rice provided a second, and the motion carried 5-0.

Review and Approve Minutes: Jon Rice made a motion to approve the minutes for the Monday, July 17, 2023 meeting as presented. Sarah Kipp provided a second, and the motion carried 5-0.

Public Comment: None.

SLD-230001 - 0 Hanover Street Carly Marshall provided an update on the Inskip plan. A developer meeting has been scheduled to review staff comments on zoning, stormwater, and engineering, and Bob Sharrah, representative for the applicant plans to present an updated plan for the September Planning Commission meeting. Engineer comments include the requirement of a traffic impact study for the project.

Marty Jolin made a motion to table the plan for review at the September Planning Commission meeting. John Rice provided a second, and the motion carried 5-0.

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.

Nick Redman made a motion to table the plan until the September Planning Commission meeting. John Rice provided a second, and the motion passed 4-1.

2023-2024 Rezoning – Preliminary Draft Zoning Map review: There was discussion about the proposed draft zoning map, including:

- N. Stratton Street has been changed to residential.
- The map has been revised to not make a distinction between institutional and civic institutional.
- There was some discussion about whether certain larger parcels should be split into different zoning districts.
- Bring Downtown Core out to Franklin Street.
- Include the library in Downtown Core to encourage commercial reuse if the library moves.
- The Historic District and the Floodplain Overlay District will remain, the plan is to remove all other overlay districts.

- Spring Ave should be low-density residential like Broadway.
- The Healthcare District should include all properties owned by Wellspan, and the ordinance should not preclude parking garages in that district.

Public Comments:

There was some discussion about what initiated this rezoning project. Carly Marshall explained that the Borough had been wanting to update the zoning for several years but was waiting for the Central Adams Joint Comprehensive Plan to be completed and adopted, which it was in 2018-2019, but due to staff changes and COVID the project got delayed until now.

There was also some discussion about the Revitalization District. It was noted that several properties are identified as underutilized, but the Borough should not make it possible to exceed height requirements.

Town Hall Meeting Scheduling: There was some discussion about when a Town Hall meeting should be scheduled for the rezoning project. Will look to schedule in late October after the draft zoning map has been further revised and there are district descriptions to provide context to the map being proposed.

Planning Commission Newsletter Article: Topic is rezoning. Needed by mid-September, suggested word count and graphics. Nick Redman and Sarah Kipp will be working on an article.

Announcements: Next Planning Commission meeting is scheduled for Monday, September 18, 2023, at 7:00 PM in Borough Council Chambers.

Additional Comments from Planning Commissioners: None.

Public Comment: None

Adjournment: John Rice made a motion to adjourn the meeting at 8:48 pm. Marty Jolin provided a second, and the motion carried 5-0.