



ZONING HEARING BOARD MEETING MINUTES

Wednesday, June 28, 2023 at 7:00pm | Borough Council Chambers

Please refer to the Transcript of Testimony of the hearing held on Wednesday, June 28, 2023 at the Borough municipal building, 59 E. High Street, Gettysburg Pennsylvania for a verbatim record of the proceedings.

Call to Order: The meeting of the Gettysburg Borough Zoning Hearing Board was called to order at 7:00 p.m. by Chair Rodger Goodacre.

Members Present: Rodger Goodacre, John Butterfield, Darren Glass, Darlene Brown

Staff Members: Carly Marshall, Planning Director; Matthew Teeter, Zoning Hearing Board Solicitor, Corrie Ondrazek Stenographer

Members of the Public: Tim Harrison, TCH Realty & Development; Kurt Williams, Salzmann Hughes, PC; Alex Tweedie, Landcore; Walter M. Barlow, 34 N. Stratton St.; Robin Fitzpatrick, Adams Economic Alliance; Sue Cipperly, 314 N. Stratton St.; Brian Hodges, The Brafferton Inn, 44 York St.; J. Scott Hill, 124 N. Stratton St.; Nathalie Lebon (sp), 124 N. Stratton St.; Leila Lebon Hill, 124 N. Stratton St.; Stacey Rice, @Home in Adams County; Sharon Monahan, West Broadway; Leonard Barrett, Stratton St.; Brandon Stone, Park St.; Chas Huber, 120 N. Stratton St., Zach Bolitho, National Park Service; Sarah Kipp, 126 Baltimore St.; Susan Naugle, 650 Red Patch Ave.; Charles Strauss, 43 W. Broadway; Linda Atiyeh, Gallery 30, 30 York St.

Review and Approve Minutes: Rodger Goodacre tabled the minutes for the April 26, 2023 meeting until the next Zoning Hearing Board meeting to provide members time to review.

ZHB-230002 Gettysburg Station Special Exception and Variance Requests:

John Butterfield read the legal notice for the hearing for the record.

Attorney Teeter introduced for the record Board Exhibit 1 the letter to the applicant with notice of the hearing, the proof of publication in the Gettysburg Times newspaper, and a copy of the notice posted to the property.

Attorney Teeter provided a pre-hearing brief explaining the purview and procedures for Zoning Hearings, for Zoning Hearing Board deliberation of Special Exception and Variance applications. He also explained the procedures for parties in interest, testimony, and cross-examination.

The following persons requested to be included as parties in interest:

Brian Hodges of the Brafferton Inn at 44 York Street, Linda Atiyeh of Gallery 30 at 30 York Street, J. Scott Hill 124 N. Stratton St., Leonard Barrett N. Stratton St., Chad Huber 120 N. Stratton St.

Rodger Goodacre commenced the swearing in of the applicant, parties providing testimony, and the parties in interest.

Attorney Kurt Williams presented the application for Special Exception and Variances for the Gettysburg Station and introduced Tim Harrison of 501 Richardson Acquisition, LLC. Mr. Williams entered into the record Applicant Exhibit A1, the application to the Zoning Hearing Board and Applicant Exhibit A2, review letters from the Gettysburg Borough Council, Planning Commission, and Historic Architectural Review Board (HARB). Attorney Williams and Tim Harrison detailed Mr. Harrison's interest in and plans for the property, and there was cross-examination of Tim Harrison by parties in interest.

Attorney Williams introduced D. Alexander Tweedie, P.E. a Senior Project Manager for Landcore Engineering Consultants and consultant for the proposed project, provided details of his qualifications as an expert witness, and entered into the record Applicant Exhibit A3 CV for D. Alexander Tweedie. Attorney Williams and D. Alexander Tweedie, aka. Alexander Tweedie introduced the proposed site layout and introduced and entered into the record Applicant Exhibit A4, massing renderings. Mr. Tweedie detailed the manner in which the applicant proposes to meet the requirements of the Special Exception for Mixed-Use, Extended Height Building to allow a building up to 72 feet in height on the subject property, pursuant to Section 27-8A03.B of the Borough Zoning Ordinance. Mr. Tweedie entered into the record Applicant Exhibit A5 letter from Richard Farr, Executive Director of Susquehanna Regional Transit Authority, DBA Rabbit Transit. Mr. Tweedie then entered into the record Applicant Exhibit A6, excerpt from the Central Adams Joint Comprehensive Plan.

Alexander Tweedie detailed the application for variance relief from Section 27-1524.2W(4)(b) of the Borough Zoning Ordinance requiring an upper story step-back of 30 feet from the building façade be provided beginning for all building elevations over 48 feet in height when adjacent to a residential use. and Section 27-8A05.1 minimum height requirement of 24 feet as it relates to a proposed relocated transit center, proposed to be constructed at 21.5 feet in height. There was some discussion on the proposed project and layout, and there was cross-examination of Alexander Tweedie by parties in interest.

John Butterfield made a motion to adjourn the hearing at 10:00 PM and to reconvene on July 12 at 7:00 PM. Darren Glass provided a second, and the motion carried unanimously.