

**February 18, 2014**  
**Planning Commission Minutes**  
**Borough of Gettysburg**

Chairman Wayne Mayers called to order the Tuesday, February 18, 2014 meeting of the Gettysburg Borough Planning Commission at 7:07 p.m. at the Borough Building, 59 East High Street. Those in attendance were: Commission members, Dominic Picarelli Sarah Kipp and Randall Hermann; Scott Dellett, Planning Director and Jason Reichard, P.E., of C.S. Davidson, Inc., representing Chad Clabaugh, Borough Engineer. Others in attendance were: James Biesecker and Jeff Zigler, both representing Gettysburg College. Commission member Rad Schultz was absent.

**Agenda and Minutes**

The meeting agenda was accepted as published. Mr. Picarelli moved to approve the January 22, 2014 minutes as presented. Mr. Mayers seconded and the motion was unanimously approved. There were no comments for items not on the meeting agenda.

**New Application**

**SLD-14-01 Gettysburg College Musselman Stadium Renovation Land Development Plan, Constitution Avenue.**

Applicant requested Combined Preliminary and Final Land Development Approval for the construction of a 1,300-square-foot addition to the stadium's locker room, a 3,000-square-foot addition to a maintenance building and improvements to access drives and stormwater management facilities. The property is located in the INS-1 Institutional-1 Zoning.

Mr. Mayers noted the Planning Commission received comments from the County Office of Planning and Development, Borough Engineer and Borough Planning Director.

Mr. Biesecker outlined the project. There are three projects associated with the application -- the locker room expansion, an addition to the storage building, and pave the access roads to the stadium and address stormwater management issues. He noted the College had a narrow window to complete the project with the spring sports season. The goal was to start in late March or early April and have the renovations done by the end of July.

Mr. Zigler presented an overview of the application. He noted the parking lot construction about six years ago. Part of the renovations will include rehabilitating the driveway that goes past the locker rooms, he said. The project would resurface the blacktop areas. Underground stormwater facilities will be installed to address existing impervious areas, Mr. Zigler said. After the land development plan, the stormwater system near the locker room will wrap along the south end of the stadium track near the CEP parking lot and the west side stadium stands. Later in the year, the College will construct stormwater facilities. The system designed for the land development plan will tie in to later phases of the stormwater management facilities, he said.

Mr. Zigler said he met with the Borough Engineer to address issues in the Borough Engineer's February 14, 2014 letter. The College has agreed to take care of plan signatures and bonding, Mr. Zigler said.

Mr. Reichard said the stormwater issues are technical in nature. He added he did not see anything that the applicant could not address after conditional approval. Mr. Reichard noted that the Planning Commission should make a motion to have combined preliminary and final approval. Mr. Dellett said the Planning Commission has allowed plan application to go through the combined plan approval process.

Mr. Zigler said the College would like to address the remaining issues in a conditional approval as well as bonding to meet the construction schedule.

Mr. Dellett said he presented a memorandum dated February 14, 2014 along with a memorandum dated February 18, 2014, which outlined the proposed conditions of approval for the application:

1. BOROUGH ENGINEER'S REVIEW LETTERS. The applicant shall address all outstanding issues referenced in the Borough Engineer's review letters dated February 14, 2014 and February 18, 2014, in a manner acceptable to the Borough Engineer.
2. DEVELOPMENT AGREEMENT. The applicant shall execute the Borough's standard development agreement in a form acceptable to the Borough Solicitor. (SALDO §22-803)
3. FINANCIAL SECURITY. The applicant shall provide financial security for the development in a manner acceptable to the Borough Engineer. (SALDO §22-804)
4. STORMWATER MANAGEMENT AGREEMENT. The applicant shall execute the Borough's standard Stormwater Management agreement in a form acceptable to the Borough Engineer. (SALDO §22-1008 and Chapter 17 of the Borough Code of Ordinances, Stormwater Management)

Mr. Picarelli said he had to abstain from the vote because he is employed by KPI Technology, the College's representative.

Ms. Kipp made the motion to grant approval, subject to conditions listed. Mr. Hermann seconded the motion. The motion passed, 3-0 with one abstention.

### **Planning Director's Report**

Mr. Dellett said the Central Adams County Joint Comprehensive Plan Steering Committee met on January 30<sup>th</sup> and February 4<sup>th</sup>. He said the committee continued its work on developing a vision and discussed core issues from the visioning process.

Ms. Kipp said the group has been divided into two groups to discuss common interest points. The next meeting will be held on March 4, 2014 at 3 p.m. at the Adams County Agricultural and Natural Resources Center.

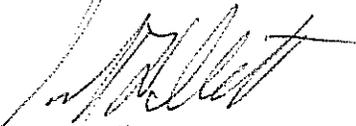
Mr. Dellett said a letter from President Judge George to Council President Michael Birkner dated January 17, 2014 regarding the potential development of the District Justice office on East Middle Street into a courts complex was included in the meeting materials.

Mr. Dellett reminded the Planning Commission that a public hearing on the Zoning Ordinance will be held on Tuesday, February 25, 2014 at 5 p.m. in Council Chambers. Mr. Mayers asked if there has been any reaction to the Planning Commission's recommendation. Mr. Dellett said there have not been any comments; the Planning Commission recommendation will be included as part of a package to Borough Council. Mr. Mayers said Planning Commission has made its opinion known over the past two years. Mr. Dellett said the purpose of the zoning amendment was to broaden the number of uses in the HC Health Care Zoning District and the Planning Commission has made its recommendation clear to Council. Mr. Dellett said a decision would not be made at the public hearing; the ordinance needs to be advertised before adoption by Council. If Council incorporates the changes recommended by the Planning Commission, another public hearing would be required because the proposed changes would be considered substantive changes under the state Municipalities Planning Code.

Mr. Mayers said the Planning Commission has presented a good compromise in its recommendation to Council.

Mr. Picarelli made the motion to adjourn; Ms. Kipp seconded the motion. The motion was approved and the meeting adjourned at 7:25 p.m.

Respectfully submitted,



Scott Dellett, AICP  
Borough Planning Director