

**April 21, 2014**  
**Planning Commission Minutes**  
**Borough of Gettysburg**

Chairman Wayne Mayers called to order the Monday, April 21, 2014 meeting of the Gettysburg Borough Planning Commission at 7:00 PM at the Borough Building, 59 East High Street. Those in attendance were: Commission Members Rad Schultz, Sarah Kipp and Randall Hermann; Planning Director Scott Dellett; and Borough Engineer Chad Clabaugh. Others in attendance were: Dave Lippert and David Kohler, both representing Dal-Tile, Corp.; Paul Bowersox and Robert Campbell, both representing Sigma Alpha Epsilon; Gary Shaffer, representing Dal-Tile Corp. and Sigma Alpha Epsilon; and Jim Hale of the Gettysburg Times. Commission Member Dominic Picarelli was absent.

**Agenda and Minutes**

The meeting agenda was accepted as published. Ms. Kipp moved to approve the February 18, 2014 minutes as presented. Mr. Hermann seconded and the motion was unanimously approved. There were no comments for items not on the meeting agenda.

**New Applications**

**SLD-14-02 Dal-Tile Revised Land Development Plan, 211 North Fourth Street**

Applicant requested revised land development approval of SLD-12-06 Dal Tile Land Development to remove traffic restrictions at the plant's North Fourth Street entrance. The property is located in the IND Industrial Zoning District.

In his introduction, Mr. Shaffer said the revision plan clarified an issue created from the previously approved plan. During construction of the building addition, North Fourth Street has been restricted to truck traffic, Mr. Shaffer said. The previous plan had noted truck traffic was restricted from using the North Fourth Street entrance, he added. The trucks that use the North Fourth Street entrance are shuttles from Dal-Tile's plant outside of the Borough. Other trucks use Railroad Street. Mr. Shaffer said he noted a general increase in truck traffic on North Fourth Street.

Mr. Mayers asked if there are any changes in the parking layout. Mr. Shaffer said the only change is signage depicted on the approved land development plan. That sign was only designed to restrict truck traffic during construction. Mr. Shaffer said a no right-turn sign will be installed at the North Fourth Street entrance – the applicant's intention was to prohibit trucks from turning right onto North Fourth Street from the plant's entrance.

Mr. Lippert said there was some confusion during construction. Once construction was completed, the company's shuttle trucks began using the North Fourth Street entrance. He added North Fourth Street has been used before he came to the plant, and it is important to the plant's operations to allow trucks to continue accessing North Fourth Street. Mr. Lippert said 80 to 90 percent of truck traffic uses the Railroad Street entrance.

Mr. Schultz asked about the shuttle trucks. Mr. Lippert said the shuttle trucks use North Fourth Street. Mr. Schultz asked if other truck traffic uses Railroad Street; Mr. Lippert said yes. Mr. Lippert said truck traffic uses the North Fourth Street entrance from 7 AM to 3:30 PM Monday through Friday; no truck traffic enters the plant on weekend.

Mr. Mayers noted the comments received from the Adams County Office of Planning and Development and the Borough Engineer; neither reviewer had problems with the revised land development plan. Mr. Clabaugh said the issues he identified are housekeeping items. Mr. Mayers asked Mr. Dellett about the Planning Department's comments; Mr. Dellett said the Planning Commission received a review memorandum from the Planning Department dated April 21, 2014.

Mr. Weaver, an adjoining property owner of the applicant, commented on the application. Mr. Weaver said the approved land development plan decreases the width of the North Fourth Street entrance. As a result, thru traffic must wait for trucks to enter the plant, he said. This situation is not good for the neighborhood. Dal-Tile created the problem and they should use the Railroad Street entrance, Mr. Weaver added.

Mr. Weaver also noted that stormwater management problems have affected his property. He claimed commercial property owners were treated differently than residential property owners in meeting requirements for stormwater management.

Mr. Mayers said stormwater management for the approved land development was not required because there was no increase in impervious surface area. Mr. Clabaugh said the increase in stormwater runoff is negligible. The stormwater management problems happened before the stormwater management ordinance and would not allow the Borough to address those issues, Mr. Clabaugh added. Mr. Weaver said the earlier land development plan was an opportunity to address existing problems.

Mr. Dellett said the Planning Commission did not require the applicant to add the right-turn restriction; the labeling was done by the applicant to address conditions during construction.

Ms. Kipp asked Mr. Weaver if the solution was to use Railroad Street. Mr. Weaver said trucks have to swing out onto North Fourth Street. There has been a four-fold increase in truck traffic on North Fourth Street in the eleven years he has lived in the Borough, Mr. Weaver said.

Mr. Lippert said the company decreased the fence line by two feet in the approved land development plan to accommodate traffic. He agreed that North Fourth Street is busy. Mr. Shaffer said trucks that serve Americana Souvenirs come off Route 30 (York Street) and they need to swing out. Mr. Shaffer said traffic increased with the construction of Gettysburg Area High School and the presence of Harrisburg Area Community College, both north of the Borough.

Mr. Weaver said when he stayed home to work the previous week, trucks were in and out of the plant all day. He asked the applicant to communicate better with truck drivers. Mr.

Lippert said they have provided information to truck drivers. The traffic on North Fourth Street is chaotic, but not all of the chaos is generated from Dal-Tile, Mr. Lippert added.

Mr. Mayers said this is a situation where land uses are not compatible. Mr. Lippert said he understood Mr. Weaver's concerns.

Mr. Kohler said East Railroad Street residents would prefer truck traffic to use the North Fourth Street entrance. Mr. Weaver said the East Railroad Street entrance is wide enough to accommodate the trucks accessing the plant. Mr. Lippert said the turning problems also occur at the East Railroad Street entrance. Mr. Weaver said a one-way entrance at the North Fourth Street entrance of the plant was the right approach.

Mr. Mayers said nothing was changing with the land development plan other than the signage at the North Fourth Street entrance. Mr. Lippert said if all truck traffic used the East Railroad Street entrance, which would create chaos.

Mr. Clabaugh suggested a boot-shaped roundabout in front of the plant for trucks to turn around. Mr. Lippert said the front of the plant serves as parking for the plant's offices. Mr. Shaffer said Railroad and Water streets are serving as a downtown bypass.

Mr. Schultz made the motion to grant approval of the revised land development plan application. Mr. Dellett noted the recommended conditions of approval, which included a memorandum by Dal-Tile dated June 27, 2013:

1. **BOROUGH ENGINEER'S REVIEW LETTER.** The applicant shall address all outstanding issues referenced in the Borough Engineer's review letter dated April 21, 2014, in a manner acceptable to the Borough Engineer.
2. **TRAFFIC RESTRICTIONS.** The applicant shall comply with the following traffic restrictions:
  - a. No trucks shall make a right turn onto North Fourth Street exiting the plant. No right turn for truck signage shall be installed by the applicant in a manner acceptable to the Borough.
  - b. All trucking companies that are picking up finished products shall enter the property via the 550 East Railroad Street entrance. All trucks exiting the property with finished goods on the payload shall exit the property via the 550 East Railroad Street entrance and shall not turn right onto North Fourth Street, as presented in the applicant's memorandum dated June 27, 2013.
  - c. One semi-truck tractor operated by the applicant that shuttles fired tile from the applicant's other plant may use the North Fourth Street entrance subject to the condition no right turn shall be permitted when exiting the plant, as presented by the applicant's memorandum dated June 27, 2013.
3. **CONDITIONS ON APPROVAL OF SLD-12-06 DAL-TILE COMBINED PRELIMINARY/FINAL LAND DEVELOPMENT APPLICATION.** The applicant shall comply with all relevant

conditions placed on the combined preliminary/final land development application approval as memorialized in the April 23, 2012 letter to the applicant.

Mr. Lippert said he will communicate with truck drivers picking up finished products to use the East Railroad Street entrance. He noted that the location of the No Outlet Sign on East Railroad Street confuses drivers. Ms. Kipp asked if there is signage directing traffic to Dal-Tile. Mr. Lippert said there is no directional signage. He said a shipping/receiving sign at East Railroad Street would be helpful. Mr. Shaffer said sign regulations regarding off-property signage are restrictive. Mr. Dellett said he would discuss relocating the No Outlet sign with the Borough Public Works Director.

Mr. Dellett said the Borough has been aware of the problems with the truck traffic and has discussed the issue with Borough Police Chief. Mr. Weaver said the agreed restrictions would solve these problems.

Mr. Lippert said he would meet with Mr. Weaver regarding the culvert.

Ms. Kipp seconded the motion. The motion passed, 4-0. Mr. Mayers said signage and enforcement issues are outside the Planning Commission's realm.

#### **ZHB-14-02 Sigma Alpha Epsilon Fraternity, 41 West Lincoln Avenue**

Applicant requests special exception approval pursuant to Section 27-1402(2) A, Extension of Nonconforming Use, to provide housing to seven additional students on the fraternity house's third-floor. The property is located in the R-1 Low-Density Residential Zoning District. The Planning Commission is requested to review this application and forward a recommendation to the Zoning Hearing Board pursuant to Section 27-1703 of the Borough Zoning Ordinance.

Mr. Campbell presented the application. He said the Delta chapter of Sigma Alpha Epsilon bought the property in 1923. The fraternity use is an existing non-conforming use. In the past, three floors of the fraternity house were used for housing, but abandoned the use because of code requirements. The applicant wishes to renovate the third floor to provide space for seven additional students to live at the fraternity house, Mr. Campbell said. He added special exception approval is required because it is an expansion of a non-conforming use. The project does not propose expansion to the exterior of the building, Mr. Campbell added

Mr. Schultz asked if an exterior exit would be built to the third floor. Mr. Bowersox said no. Mr. Shaffer said a second internal stairway will be expanding to the third floor.

Mr. Schultz asked if the fraternity needs permission from Gettysburg College for the expansion. Mr. Bowersox said no; the property is independently owned. Mr. Shaffer added college representatives were informed of the proposed expansion and plans were presented for review as a courtesy.

Mr. Campbell said no one from the community will notice the interior work.

Ms. Kipp noted the article about safety of fraternity house; she asked if there are precautions regarding windows. Mr. Campbell said the fraternity must meet all safety codes. Ms. Kipp said she is concerned about activities that occur at fraternity houses that may not occur in typical residential areas. Mr. Campbell said by expanding according to code, the fraternity is attempting to do the expansion legally. Mr. Shaffer said there will be two means of egress to the third floor. Fire escapes, Mr. Shaffer said, are no longer permitted under code. Windows must be easily open by an adult according to code without special tools, Mr. Shaffer said.

Mr. Schultz made recommendation the Zoning Hearing Board grant the special exception. Mr. Hermann seconded the motion. The motion passed, 4-0.

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

Mr. Dellett said the Central Adams County Joint Comprehensive Plan Steering Committee did not meet on April to spend more time evaluating survey results that came out of the visioning process. The next meeting will be held on May 6<sup>th</sup> at the Adams County Agricultural and Natural Resources Center.

Mr. Dellett notified Council enacted the Zoning Ordinance amendment regarding the HC Health Care Zoning District. He said the revisions recommended by the Planning Commission were not included in the enacted ordinance. Mr. Schultz said the exclusion of the recommendation was disappointing. Mr. Mayers said this was an example of compromise.

Ms. Kipp made the motion to adjourn; Mr. Hermann seconded the motion. The motion was approved and the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Scott Dellett, AICP  
Borough Planning Director