

October 20, 2014
Planning Commission Minutes
Borough of Gettysburg

Chair Wayne Mayers called to order the Monday, October 20, 2014 meeting of the Gettysburg Borough Planning Commission at 7:03 PM at the Borough Building, 59 East High Street. Those in attendance were: Commission Members Rad Schultz and Sarah Kipp; Planning Director Scott Dellett; Borough Management Assistant Karen Mesher and Borough Engineer Chad Clabaugh. Bob Sharrah of Sharrah Design Group, Inc. (SDGI) represented Future Stake, Inc., 297 Steinwehr Avenue. Commission Members Randall Hermann and Dominic Picarelli were absent.

Agenda and Minutes

The meeting agenda was accepted as published, but Mr. Mayers noted that agenda items had to be shuffled to accommodate Mr. Sharrah, who was coming from a 6 PM Gettysburg Municipal Authority (GMA) meeting. Ms. Kipp moved to approve the June 16, 2014 minutes as presented with one correction: on page 2, number 5, change "lie" to "line". Mr. Schultz seconded, and the motion was approved 4-to-0.

Public Comment for Items Not on the Agenda

There were no comments for items not on the meeting agenda.

Staff Report

Ms. Kipp attended the Central Adams County Joint Comprehensive Plan meeting of the Steering Committee on October 14th, and updated the Commission. Two subcommittees, Downtown Revitalization and Economic Development, presented some maps identifying potential redevelopment areas: parts of Gettysburg Borough, the Gettysburg Airport, the intersections of routes 11 and 15 and route 15 and 30. Mr. Dellett explained that when the Committee had last met in August, they were given a map of the three municipalities in order to identify protected agricultural lands, and developed lands in relationship to the Borough.

Mr. Schultz asked if there was any news regarding the water lines from York, and Mr. Dellett replied that there was not any news.

Ms. Kipp said that another topic of discussion was the possible impact of the Civil War Trust purchasing properties in the County in order to return them to their 1863 appearance. The Thompson Tract and the present Appalachian Brewing Company (ABC) site were discussed. Mr. Dellett commented that it is hard to identify land earmarked for preservation, and hard for municipalities to plan for their futures.

Sketch Plan Submission

Future Stake, Inc., 297 Steinwehr Avenue

The prospective applicant wishes to discuss a proposal to construct an 8,311-square-foot restaurant on part of the property. The property is located in the TC Tourist Commercial, Historic and Streetscape Enhancement Overlay districts.

Mr. Dellett presented the information regarding sketch plan submissions in his memo dated October 17, 2014:

The prospective applicant provided a Sketch Plan submission to the Borough Planning Department on October 7, 2014. They requested the Planning Commission comment on a proposal to construct an 8,311-square-foot restaurant on part of a 3.35-acre parcel on 297 Steinwehr Avenue. The owner of the property proposes to lease the restaurant to Appalachian Brewing Co.

According to Part 4 of the Borough Subdivision and Land Development Ordinance (the "SALDO"), specifically Section 22-402, Applicants are encouraged to submit a sketch plan to allow discussion about layout and compliance with Borough ordinances prior to detailed engineering and formal application submittal. Submission of the sketch plan does not constitute a land development plan application and is not bound by time requirements for approval under the state Municipalities Planning Code.

Under the procedures for sketch plan submission in Section 22-403 of the SALDO:

- No official action shall be taken on a sketch plan. The Borough shall not be bound by comments made or not made as part of the sketch plan submission.
- The Borough shall distribute copies of the sketch plan to the Borough Engineer, relevant staff and the Planning Commission.
- The Planning Commission shall provide comments to the prospective applicant.

Mr. Sharrah presented the Sketch Plan submission. He stated that the Shoney's restaurant was removed in 2004, and that the proposed building will be built on that site. The footprint for the proposed restaurant is bigger than that building, with added green spaces in terms of a landscape island, shielding the site from the present gas station resulting in a 24-foot dry area. There will be less than 800 square feet of new impervious area inside the disturbed area, which is 500 square feet greater than the previous restaurant. There is a planned two-way exit to the property. Mr. Clabaugh stated that since the prospective applicant is staying under 800 square feet, then there is very little to do stormwater management-wise.

Mr. Schultz inquired if the property is owned by one person, and Ms. Kipp asked if the property was all one parcel. Mr. Sharrah stated that Tim Shields of Future Stake, Inc. is the sole owner, and that the property is actually five parcels on three acres, encompassing the

entire block minus the gas station. Mr. Clabaugh stressed not to consolidate the parcels or create a reverse subdivision where the proposed building crosses a tract line, which is a zoning violation. Mr. Sharrah stated that there are five tracts. Mr. Clabaugh suggested a deed consolidation instead of a plan consolidation. A plan is needed to get the deed recorded properly. Mr. Sharrah stated that the tract lines are part of the plans.

Mr. Dellett asked Mr. Clabaugh what the applicant would have to do regarding stormwater management. Mr. Clabaugh stated that when less than 800 square feet of impervious area is added, a simplified stormwater management approach could be used. He stressed that whatever is implemented cannot affect your neighbors' properties. He further noted that a proactive approach should be taken: installing a rain garden or providing a worksheet illustrating the square footage of the lot. He cautioned that both stormwater and parking issues would be raised if more is added to the lot.

Mr. Clabaugh wanted to stress a few points:

1. Ordinance for general procedures regarding the submitted preliminary plans versus the submitted final plans. It is the Planning Commission's option to go from preliminary plans to final plans. The applicant must provide all the information for the final plan, which includes the security estimate and anything required by the ordinance as exemplified by pavement versus stone lot, landscaping, streetscape overlay, etc. Mr. Sharrah stated that the lot already had existing pavement, some reclamation, some widening and some landscaping.
2. The applicant must continue to consult with the Federal Highway Administration regarding the elimination of a parking space. Noted that the Federal Highway Administration and the Steinwehr Avenue Bid had met on October 21st. There is not a lot of time since Phase 2 of the Steinwehr Avenue Project is underway. A developer's agreement is needed relative to relieving the burden on the Borough financially for the loss of a parking space. Mr. Mayers stated that the plans initially showed a parking space in front of the building on Steinwehr Avenue, but it was removed due to maintenance hassles and detracting from the sidewalk. Ms. Kipp asked about the inverted space. Mr. Sharrah stated that it is there for Rabbit Transit drop-off service. Mr. Mayers noted that the setback lines are tied to the curb lines. He said the streetscape design of Steinwehr Avenue is to have the buildings closer to the street, unlike structures built in the 1960s/1970s where they were set back further from the street. Mr. Mayers stated that he did not think that the project required any variances. Mr. Dellett commented that there was enough parking for the existing museum, and that the restaurant would incorporate one space for every four seats. There is a lease agreement with Dairy Queen to also lease parking spaces.
3. The utilities are required to be on the sketch plan, and show their actual construction. Mr. Dellett said that a land development project is coinciding with a major streetscape project that will not be completed until possibly April, 2015. He said that ABC must vacate their present location by December 31, 2014 and that the goal for completion of this project is immediate. Mr. Sharrah noted that the grease trap is located to the rear of the building relative to Johns Avenue, and that the owner, Mr. Tim Shields, does not want any overhead lines. Mr. Dellett said that

there are provisions to deal with the placement of utilities, and that there is a possibility to have Rogel do the utility work.

4. The potential for parking islands is likely, and is required by the ordinance. Mr. Clabaugh stated that islands are good for stormwater management and for vehicle circulation. It is beneficial for dumpster placement (screened from neighboring residents) and trash removal. Mr. Dellett asked if the existing shed is going to remain. Mr. Sharrah replied yes for now. Future Stake worked out the tapping fees with the Gettysburg Municipal Authority.
5. Plans will have to be submitted for Fire Department review. The Fire Department may request a fire lane and provide proof of water pressure. Mr. Sharrah stated that the building is not required to be sprinkled by code, because the building is only one story.
6. The ordinance requires lighting plans. The Steinwehr Avenue Phase 2 Project has already provided the streetscape lighting, but a lighting plan would be beneficial to demonstrate that the lighting would not affect the neighbors in the development to the rear of the building. Mr. Sharrah said that some lighting would illuminate the dumpster. Mr. Dellett said that the lighting should also be considered for the safety of the patrons.
7. Clear sight triangles must be shown on the plan. The applicant must demonstrate that when a driver exits the property, that they can do it safely. It is encouraged to meet or exceed Pennsylvania state requirements.
8. Landscaping must be addressed. Mr. Clabaugh stated that like parking, the applicant must show how the landscaping will be addressed. Mr. Mayer stated that the road frontage is not applicable to the project, and that the building is 8,000 square feet requiring two plants per 1,000 square feet or 16 plants. Mr. Dellett explained that Mr. Mayers is asking for a landscape modification to give allowance for streetscape to include the current conditions Mr. Mayers noted that there is an eight planting unit minimum.

Planning Director's Report

Mr. Dellett reported that he attended the American Planning Association Pennsylvania Chapter (APA-PA) annual conference in Philadelphia from October 12-14, 2014, and that joint comprehensive plans were discussed.

Other Business

There was no other business.

Ms. Kipp made the motion to adjourn; Mr. Schultz seconded the motion. The motion was approved and the meeting adjourned at 8:18 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant