

**February 17, 2015  
Planning Commission Minutes  
Borough of Gettysburg**

Chair Rad Schultz called to order the Tuesday, February 17, 2015 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 Sarah Kipp, and Martin Jolin; Planning Director Scott Dellett; and Management Assistant Karen Mesher. Others in attendance were: Gary Shaffer of Shaffer Design Associates PC; Wade Leedy of Tommy's Pizza; Rick Fulton representing the *Gettysburg Spirit* and Alex Hayes representing the *Gettysburg Times*. Commission Members Dominic Picarelli and Mike Shestok; and Borough Engineer Chad Clabaugh were absent.

**Agenda and Minutes**

The meeting agenda was accepted as published. Ms. Kipp moved to approve the January 20, 2015 minutes as presented. Mr. Schultz seconded, Mr. Jolin abstained, and the motion was approved 2-to-0 with one abstention.

**Public Comment for Items Not on the Agenda**

Mr. Shaffer addressed the Commission both as a community professional and as a resident regarding item 5 of the Zoning Ordinance with reference to business parking requirements. He noted that some of the zoning requirements for business parking in the Borough are the same as the zoning requirements for business strip parking on Route 30 in Straban Township. He said that Tommy's Pizza business is expanding, and that there are 304 motel rooms within walking distance of the restaurant. He said that the reduction of parking spaces for restaurants is problematic and rather strict. He cautioned about allowing hotel and motel businesses outside of the "Old Town" district without parking. He said that even though Mr. G's and Lincoln into Art are two businesses without parking, inspection of the ordinance is recommended over granting a variance. He stated that some businesses want to expand without parking expectations.

Mr. Schultz asked how pedestrian traffic is calculated. Mr. Shaffer said that it is the responsibility of a wise business owner to have realistic parking nearby. He suggested one parking space for every four patron seats or one parking space for every 10 patron seats that would acknowledge pedestrian parking. Mr. Leedy said that Tommy's Pizza parking is not a carry-out / dine-in issue but a space issue. Mr. Schultz noted that Tommy's Pizza has a drive-in window, so you do have the ability for patrons to drive in and pick up food; a lot of businesses do not have that capability, and you can't make a broad change that affects everyone. Mr. Leedy would like to just increase the number of four patron seats to 10 patron seats to account for walk-in dining patrons.

Mr. Shaffer said that the Appalachian Brewing Company (ABC) operates with far less parking and would not comply with the ordinance. He said that the old "Lamp Post" restaurant on the corner of Carlisle and Stevens Streets relied on college and walk-in patrons and did not have adequate parking; the Dobbin House does not comply, but these businesses were established before the ordinance. Mr.

Shaffer is not proposing the elimination of parking standards, but to modify the parking standards to meet current needs. He said that the Zoning Hearing Board cannot keep on granting variances, so the ordinance must be reviewed. Parking standards do exist and do allow for employee parking.

Ms. Kipp acknowledged that most businesses are reachable by walking, and that the current regulations provide too much parking in a town where walking should be encouraged. Mr. Shaffer noted that Subway on Baltimore Street is an example of a business with walk-in patronage.

Mr. Jolin asked who would write the new zoning ordinance. Mr. Schultz said that Planning Director Scott Dellett would write the draft with input from the Commission. Mr. Schultz asked how the parking standards would be formulated. Mr. Shaffer said that in his experience, zoning parking is very suburban with similar requirements to township parking like in Straban Township. He noted that Gettysburg has more urban characteristics with pedestrian traffic. Ms. Kipp said that residential requirements in the Borough need to be clarified. Mr. Shaffer said that residents rely on walking; but he stressed that parking for larger apartments should remain the same because those requirements address parking. He noted that the two most successful things referencing zoning and parking was the construction of Kennies Market and Rite Aid because they were kept in town accessible by walking.

### **Zoning Ordinance**

Mr. Dellett presented Part 13 of Section 27-1301 of the Zoning Ordinance which addresses parking, loading and unloading. The Commission was given copies to read and review. He summarized the intent by saying that more expansion must meet that expansion. Under the general provisions, it:

1. States that new construction must meet expansion with regard to parking
2. Addresses the space requirements and that parking spaces 9ft wide and 18 feet long should remain
3. States that parking shall be paved except in private residential parking areas
4. States that there will be no parking in any public right-of-way
5. States that vehicles cannot obstruct ingress or egress from spaces (can't stack parking)
6. Addresses shared parking spaces and defined the provisions
7. Restricts parking in green spaces
8. Provides for a sufficient number of parking spaces for employee

Mr. Dellett noted that not all parking space requirements (Section 27-1302) are accommodated for every use; and a standard is needed to avoid Zoning Hearing Board determinations. He stated that he will provide sample ordinances to the Commission as they progresses through the review process. He suggested that the Commission should look at the off-street loading requirements (Section 27-1303) and consider one loading berth for under 10,000 square feet, and that the Commission could ease the requirement, but still must meet a certain threshold. The location of parking if an establishment cannot provide it is addressed in Section 27-1304. The current requirement provides for parking within 500 feet of the establishment and 700 feet with in the "Old Town" district; therefor, the Commission should consider alternatives. Exceptions to Part 13 are defined in Section 27-1305 and address the exception for residential use. Mr. Dellett stated that an exception was provided for in the Elm Street

Overlay District, which was designed for redevelopment purposed. He said that handicapped parking requirements are addressed in Section 27-1306. He stated that on-street parking needs updated in Section 27-1307, providing the ability to allow on-street parking for non-residential use.

Mr. Dellett asked the Commission to review the ordinance and consider updating parking ratios, perhaps considering floor area instead of patron seating. He will provide examples of how other municipalities deal with similar zoning issues related to parking. He stated that floor standards should be considered before accepting any standard. He also asked the Commission to consider reducing shared-use parking spaces if business is located near a public parking facility.

Mr. Jolin asked if the Zoning Hearing Board is not granting variances. Mr. Dellett said that the Zoning Hearing Board is granting special exceptions. Mr. Dellett will provide provisions from Abbottstown Borough to consider when revamping the ordinance

### **Staff Reports**

#### **Joint Comprehensive Plan Update – Steering Committee**

Mr. Dellett said the meeting of the Central Adams County Joint Comprehensive Plan Steering Committee that was held on February 3, 2015 at the Adams County Agricultural and Natural Resources Center on Old Harrisburg Road. Review of the corridor and character areas of historical preservation with regard to housing was discussed. Ms. Kipp said that they did not discuss redevelopment areas. The mixed usage in the area near Rite Aid was discussed.

### **Other Business**

There was no new business.

Ms. Kipp made the **motion** to adjourn, and it was seconded by Mr. Jolin. The motion was approved 3-to-0. The meeting adjourned at 8:10 PM.

Respectfully submitted,

Karen M. Mesher  
Borough Management Assistant