

June 15, 2015
Planning Commission Minutes
Borough of Gettysburg

Chair Rad Schultz called to order the Monday, June 15, 2015 meeting of the Gettysburg Borough Planning Commission at 7:04 PM at the Borough Building, 59 East High Street. Those in attendance were: Commission Members Sarah Kipp, Martin Jolin, and Dominic Picarelli; Planning Director Scott Dellett; Borough Engineer Chad Clabaugh and Borough Management Assistant Karen Mesher. Others in attendance were: Tom Jolin of Healthy Adams Bicycle / Pedestrian Inc. (HABPI), Peter Martin of PJ Martin Engineering, Pastor Mark Chester and David J. Smith all representing Gettysburg Foursquare Gospel Church, 328 West Middle Street; and Jim Hale representing *The Gettysburg Times*; Commission Member Mike Shestok was absent.

Agenda and Minutes

The meeting agenda was accepted as published. Ms. Kipp moved to approve the April 20, 2015 minutes as presented with the following corrections to page 3: changed "use of parking sales would not inhibit parking" to "trailers would inhibit parking"; and changed "but will add additional lighting" to "but will add additional lighting if needed". Mr. Martin Jolin seconded, and the **motion** was approved 4-to-0.

Public Comment for Items Not on the Agenda

There was no public comment.

New Application

SLD-15-01 Gettysburg Foursquare Gospel Church Expansion, 330 West Middle Street, Combined Preliminary and Final Subdivision and Land Development Plan Application

Applicant requested combined preliminary and final subdivision and land development plan approval for the demolition of part of the existing church, the reconstruction of the front of the church including approximately 7,882 square feet of additional space, and a lot consolidation subdivision of three lots into one parcel.

Mr. Peter Martin gave a brief presentation. He said that the houses on the site were combined in 2000, and that the parcel exists with three tracts in the description. He said that the intention was to bring a driveway entrance off of South Reynolds Street, necessitating a quit claim with the adjacent property owners: the Borough of Gettysburg and Mr. Shealer, who owns the property across from the Catholic Cemetery. The church would like to have a driveway entrance that is equal to the width of the existing roadway which is approximately 30 feet, and narrow that down to 24 feet to come into the existing parking lane. That driveway would create a circulation to a new permitted driveway entrance on West Middle Street. He said that approval plans were submitted to PennDOT, and he is awaiting approval within the next two weeks. He said that the new entrance would allow parishioners to use South

Reynolds Street taking the volume of traffic off of Legion Alley; and would create an easier access for emergency vehicles. The new footprint of the building would expand out over the existing houses, and the existing duplexes would be demolished. He said that the new pervious parking area would be constructed along the new driveway entrance.

Mr. Schultz asked what type of permits are needed by the church. Mr. Dellett said that they would need a demolition permit, that the demolition could occur at any time, and it is separate from this application. Mr. Martin would like to build the church immediately after the demolition of these buildings. He noted the new parking area would accommodate stormwater run-off, and he would secure any Department of Environmental Protection (DEP) permits. Mr. Schultz asked if the Commission should discuss the quit claim. Mr. Dellett said that the issue would be discussed with the Borough Solicitor to move forward for zoning purposes. Mr. Martin said that we cannot build on it if we do not own it, and that the church intends to extend the driveway; therefore both the Borough and Mr. Shealer would have to sign off on the land so that the land could be added to the church's title. He said that would allow the new entrance to the property and a new driveway.

Mr. Mark Chester, Pastor of the Gettysburg Foursquare Gospel Church, said that the vehicles that use the driveway now are large vehicles. Mr. Clabaugh said that the new entrance works well from an engineering perspective, but the solicitor must determine how tract three was subdivided to determine clear ownership. Mr. Martin did submit deed research going back to Mr. Dobbin's claim in the late 1700s.

Mr. Martin said that the maximum area of the lot is covered in plantings that are feasible, and that the street trees are in proper spacing as required by the subdivision land development ordinance. He noted that the landscaping plan was prepared by William Mayer. Mr. Dellett suggested asking for a modification and that the proposed landscaping was consistent with the zoning requirements, but that could be affected by the proposed Healthy Adams Bicycle / Pedestrian (HABPI) Innerloop plans. He said that the church could ask for a modification and get Wayne Mayers to seal it. Mr. Clabaugh said that the bike path would connect Reynolds Street to Reynolds Street, but would avoid Codori Memorials. Mr. Martin said that landscaping would improve the Stevens Run waterway. Mr. Picarelli said that if the applicant does as much as possible with landscaping per the SALDO requirements, that perhaps he could place funds towards trees for the Shade Tree Commission. Mr. Dellett said that in light of the cooperative nature by the church towards the Innerloop, that their cooperation be noted in lieu of money. Mr. Clabaugh noted that the plans signify right-of-way easements for the HABPI Innerloop. Mr. Dellett said that they must meet the additional landscaping for the parking area (technical compliance for the total number of trees minus parking), and that the Commission look at what is preserved versus what is proposed. Mr. Martin is seeking credit for twelve trees. Mr. Clabaugh said that the church plans must be clear on the type and number of trees that will be credited in the landscaping plans for future compliance.

Mr. Clabaugh discussed the Lot Consolidation and Land Development Plan Review that was prepared by PJ Martin Engineering dated May 14, 2015. Mr. Clabaugh highlighted some the actions that need to be addressed:

- Determine if existing houses are older than 80 years
- Show lot address and building identification numbers of the existing buildings
- Show a development schedule with the approximate dates of the beginning and end of construction (once plans get approved, you have five years to complete the project)
- Reference the Highway Occupancy Permit with application number
- Reference plans as “Subdivision and Land Development Plan” not just “Land Development Plan” because of the quit claim
- Pavement markings need to be added for proposed spaces along West Middle Street (to give clear guidelines for people to park, especially not in front of the entrance)
- Review Stormwater Management under a separate correspondence
- Review quit claim lot addition and deed overlap, currently under discussion with the Borough Solicitor, under a separate correspondence

Mr. Clabaugh stated that there should be some sort of safety border between the edge of the pavement of the parking lot and the stream. Mr. Dellett stated that the church needs to address the zoning ordinance compliance as stated in his June 15, 2015 Memo regarding: Maximum Lot Coverage and Minimum Green Area (the applicant must verify acquisition of the property); Building Height (applicant should provide scaled building elevations and is part of the site data); and Parking Space Requirements (applicant should provide a floor plan to show the capacity of the seating area to meet the 94 space parking requirement). Mr. Dellett said that any plan referencing parking should note the 20-year parking agreement with the Adams County Rescue Mission providing seven parking spaces for the Agape House on Chambersburg Street. Mr. Clabaugh said that there is a 24 foot minimum height and a 45 foot maximum height for the building. Mr. Dellett said that the vertical height is computed by measuring the average elevation of the ground level at the two front corners of the building to the highest part of the roof minus any roof projectiles. The type of pavement will be noted in the Stormwater Management Plan.

Ms. Kipp asked what the plans were for the architecture. Mr. Chester said that the church is just doing the building design now, and that there will be a mix of brick and river stone and split-face block. Mr. Tom Jolin from HABPI said that he was here to support the church’s project, and that the church is of high integrity regarding their projects.

Mr. Picarelli made the **motion** to table the Combined Preliminary and Final Subdivision and Land Plan Application by the Gettysburg Foursquare Gospel Church for their expansion at 330 West Middle Street pending further information on the project. Mr. Martin Jolin seconded, and the motion passed 4-to-0.

Revisions to Section 13 of the Zoning Ordinance (Parking, Loading and Unloading)

Mr. Dellett stated that he would have more information regarding Section 13 at the next meeting.

Staff Report

Mr. Dellett said that the Central Adams County Joint Comprehensive Plan Steering Committee met on June 2nd, and discussed the natural resources and character areas for housing. Their next meeting will be on July

2nd. Ms. Kipp said that the Committee hopes to describe existing conditions in the townships and the Borough, and to determine their development growth areas.

Other Business

There was no other business.

Mr. Martin Jolin made the **motion** to adjourn, and it was seconded by Mr. Picarelli. The motion was approved 4-to-0. The meeting adjourned at 8:16 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant