

**October 26, 2015  
Planning Commission Minutes  
Borough of Gettysburg**

Chair Rad Schultz called to order the Monday, October 26, 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 Martin Jolin, Mike Shestok, Dominic Picarelli and Peter Smith; Borough Engineer Chad Clabaugh; Planning Director Scott Dellett; and Borough Management Assistant Karen Mesher. Others in attendance were: Peter J. Martin of PJ Martin Engineering, representing Gettysburg Foursquare Gospel Church, 328 West Middle Street.

**Agenda and Minutes**

The meeting agenda was accepted as published. Mr. Shestok moved to approve the August 17, 2015 minutes as presented with the following corrections: on page 4 of 6, remove the conditions in bold-face type, and in the fourth paragraph change "line-of-sit" to "line-of-site" and "five seats" to "five spaces". Mr. Jolin seconded, and the **motion** was approved 4-to-0 with 1 abstention.

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

There was no public comment.

**Application**

**SLD-15-01 International Church of the Foursquare Gospel, 330 West Middle Street. Request for combined preliminary and final approval to demolish, rebuild and expand the front part of the existing church building and approval of a lot consolidation to combine three lots into one parcel. The property is located in the R-2 Moderate Density Residential and Streetscape Enhancement districts.**

Peter Martin, representing the applicant, responded to questions from the Commission. Mr. Clabaugh stated that he had reviewed the Land Development Plan and offered the following comments regarding that the applicant needs to provide:

- a development schedule with the approximate dates of the beginning and the end of construction
- a copy of the approved General Permit 4 covering the stormwater system discharge into the creek
- a copy of approved and recorded parcel line agreement
- a list of all waivers in the title sheet with approval dates.

Mr. Dellett reviewed his Memo dated October 26, 2015, and said that he had received a letter from the Gettysburg Municipal Authority (GMA) stating that they had reviewed the site plan. The GMA letter indicated that the water and sewer capacity is sufficient to handle the new construction, and that the

proposed water and sewer disconnection plan was acceptable. Mr. Dellett said that the SALDO waiver modifications were approved at last month's meeting. He stated that the applicant demonstrated the ability to meet the maximum lot coverage of 80 percent and the minimum green area of 20 percent and complied with the building height requirements. The applicant needed to verify maximum seating relative to parking as stated in the Parking Space Requirements (Zoning Ordinance S27-1302). Mr. Dellett said that the Commission could grant approval based on the floor plans provided and the peak usage times by the applicant post approval. He said that a landscape architect has sealed the landscaping plans, and demonstrated that the modifications met the landscaping requirements. Mr. Clabaugh said that the applicant's lawyer and the Borough Solicitor were involved in reviewing the property line agreement.

Mr. Dellett stated in his memo dated October 26, 2015 that staff recommends approval of the combined preliminary and final land development plan application for SLD-15-01 Gettysburg Foursquare Gospel Church Expansion Combined Preliminary and Final Subdivision and Land Development Plan, pending compliance with the following conditions:

1. **BOROUGH ENGINEER'S REVIEW LETTER.** The applicant shall address all outstanding issues referenced in the Borough Engineer's review letters dated October 23, 2015, 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 and consistent with the provisions in the state Municipalities Planning Code. (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)
5. **PROPERTY LINE AGREEMENT.** The applicant shall execute a property line agreement with the Borough and adjacent property owner in a form and manner acceptable to the Borough Solicitor and Borough Council.
6. **COMPLIANCE WITH ZONING HEARING BOARD DECISION.** The applicant shall comply with all conditions placed by the Zoning Hearing Board on the grant of the special exception at an August 26, 2015 hearing to permit the applicant to use off-site parking on the property of the Adams County Office for Aging to meet its parking requirement.
7. **COMPLIANCE WITH BOROUGH SIGN ORDINANCE.** The applicant shall apply for and receive approval for installation of all signs depicted on the development pursuant to Chapter 19 of the Borough Code of Ordinances, Signs. (Chapter 19 of the Borough Code of Ordinances, Signs)

Mr. Dellett said that the Commission would be just approving the plans and not addressing the sign ordinance at this time.

Mr. Picarelli made the **motion** to approve the combined preliminary and final land development plan application for SLD-15-01 Gettysburg Foursquare Gospel Church Expansion Combined Preliminary and Final Subdivision and Land Development Plan contingent to meeting the conditions outlined in Mr. Dellett's memo dated October 26, 2015. Mr. Jolin seconded, and the motion passed 5-to-0.

Mr. Dellett said that all of the conditions must be met and approved by staff before Council will vote on the financial security.

### **Zoning Ordinance**

#### **A. Revisions to Section 13 (Parking, Loading and Unloading)**

Mr. Dellett said that the Commission would continue to discuss the revisions to Section 13 of the Zoning Ordinance 27-1302 discussing existing parking requirements, and to review the handout. He said that there is language that needs clarification regarding new or changed uses. Mr. Dellett developed a table with the current requirements. He is seeking Commission input on draft recommendations. He said that the Commission could illuminate some of the uses and provide a catchall for the rest.

#### **B. Discussion of Tourist Homes**

Mr. Dellett said that there are a number of homes being purchased and used for tourist rentals within the Borough, and that this usage should be discussed. He said that the definition of this usage is defined in the Zoning Ordinance when an accommodation is rented overnight by transient guests for monetary compensation. He said that he did not advocate that usage in any of the zoning districts. He said that six out of every ten houses in the borough is a rental property. He said that the discussion should include those property owners who wish to rent out their properties on a weekly basis. He said that residences should be preserved in the R-1 zoning district, but could be considered in the R-2 district. He said that the original zoning ordinance was written in 1975 with some of the language unchanged, and that the biggest change to the ordinance occurred in 2008 with the creation of the street enhancement overlay district. He said that the greatest concern today is that housing is trending toward short-term rentals.

### **Staff Report**

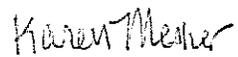
Mr. Dellett said that the next meeting of the Central Adams County Joint Comprehensive Plan Steering Committee met on October 6<sup>th</sup>, and their next meeting will be on November 3<sup>rd</sup> at the Agriculture Center, tentative to Election Day.

**Other Business**

There was no other business.

Mr. Shestok made the **motion** to adjourn, and it was seconded by Mr. Jolin. The motion was approved 5-to-0. The meeting adjourned at 7:48 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Karen Mesher".

Karen M. Mesher  
Borough Management Assistant