

**February 16, 2016**  
**Planning Commission Minutes**  
**Borough of Gettysburg**

Chair Rad Schultz called to order the Tuesday, February 16, 2016 meeting of the Gettysburg Borough Planning Commission at 7:00 PM at the Borough Building, 59 East High Street, and introduced commission and staff members. Those in attendance were: Commission Members Mike Shestok, Martin Jolin and Charles Strauss; Planning Director Scott Dellett, and Borough Management Assistant Karen Mesher. Others in attendance were: Drew Leedy, representing Tommys Pizza; Robin Fitzpatrick, representing the Adams County Industrial Development Authority (ACIDA); Robert Sharrah of Sharrah Design Group, Inc. (SDGI) representing 20 Chambersburg Street; Council Member Susan Naugle; Borough residents: Susan Cipperly, 314 North Stratton Street, and Marty Qually, 107 West Broadway; and Jim Hale representing the *Gettysburg Times*. Commission Member Peter Smith and Borough Engineer Chad Clabaugh were absent.

**Agenda and Minutes**

The meeting agenda was accepted as published with the following adjustment to remove the North Stratton Street Project presentation from the published agenda. Mr. Shestok moved to approve the January 26, 2016 minutes as presented. Mr. Strauss 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.

**Zoning Ordinance Amendment**

The Planning Commission reviewed the draft ordinance amendment to Part 13 (Parking, Loading and Unloading) of Chapter 27 of the Borough Code of Ordinances, Zoning, to extend the Downtown Area Exemption in Section 27-1305 to properties located in the ROR Residential Office Redevelopment Zoning District. Council had referred the ordinance amendment to the Planning Commission for comment. Mr. Dellett explained that the Adams County Industrial Development Authority met with Borough staff to discuss the North Stratton Street area for redevelopment and the reuse of the Rabbit Transit Center, currently operated by Rabbit Transit, as a restaurant. Mr. Dellet said that the Rabbit Transit Center would relocate to another location on that site. He said that reviewing the current language of Section 27-1305 A, B, and C would benefit development in that area, noting the reuse of the transit center as a lynchpin for development there. Ms. Fitzpatrick briefly explained the vision for the area and said that the present concepts could change in a moment's notice. She said that the intent is to get something commercial in that area on Carlisle Street to spur future development. She stated that Central PA Transit owns the transit center site, and that the ACIDA would purchase the site and relocate the transit center to the south end parcel off of North Stratton Street. Mr. Dellett that parking regulations need to be reviewed, extending parking in the Old Town (OT) District. He said

that any development in the North Stratton Street Project site would have to comply with current parking regulations, and that parking for large-scale development must be explored to address this opportunity for redevelopment. He said that parking issues must be addressed, especially those involving bus traffic; and that the appropriate changes must be made to the current zoning ordinance. He suggested extending the downtown exemption to the Residential Office Redevelopment (ROR) district and look at the ordinance in its entirety.

Mr. Shestok made a **motion** that the Planning Commission follow staff recommendations and move the draft ordinance amendment to Part 13 (Parking, Loading, and Unloading) of Chapter 27-1305 to properties located in the ROR Residential Office Redevelopment Zoning District to Council. Mr. Shestok withdrew his motion.

Upon recommendation by Mr. Dellett, Mr. Shestok made a motion that the Planning Commission recommends that Council advertise the adoption of a draft ordinance to include the ROR Residential Office Redevelopment Zoning District in the downtown parking exemption for parking space requirements as presented in a draft dated January 5, 2016. Mr. Strauss seconded the motion. The motion was approved, 4-to-0.

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

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

Mr. Dellett said the Central Adams County Joint Comprehensive Plan Steering Committee met on February 2, 2016, and that meeting was attended by Mr. Shestok, who provided the Commission with meeting materials from the November 2015 meeting. The Steering Committee will hold their next meeting on March 1<sup>st</sup> at the Adams County Agricultural and Natural Resources Center on Old Harrisburg Road.

### **Other Business**

Mr. Dellett said that the Best Western Hotel was not on this agenda. Representatives for the application will submit revised plans and attend the March 21<sup>st</sup> Planning Commission meeting.

### **Adjournment**

Mr. Jolin made the **motion** to adjourn, and it was seconded by Mr. Strauss. The motion was approved 4-to-0. The meeting adjourned at 8:06 PM.

Respectfully submitted,

Karen M. Mesher  
Borough Management Assistant

