

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

Chair Rad Schultz called to order the Monday, May 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 Peter Smith, Martin Jolin and Charles Strauss; Planning Director Scott Dellett, Borough Engineer Chad Clabaugh, and Borough Management Assistant Karen Mesher. Commission Member Mike Shestok was absent.

**Agenda and Minutes**

The meeting agenda was accepted as published. Mr. Strauss moved to approve the March 21, 2016 minutes as presented with the following corrections: change Mr. Martin to Mr. Jolin on pages 2 and 6. Mr. Jolin 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.

**New Applications**

There were no new applications presented.

**Staff Report**

**Joint Comprehensive Plan Update – Steering Committee**

Mr. Dellett said the Central Adams County Joint Comprehensive Plan Steering Committee met on May 3, 2016 to discuss the Community Resources and Agriculture (the documents from the meeting were provided to the Commission) and will meet again on May 17<sup>th</sup> to finish their discussion on Natural Resources and Economic Development/Downtown Revitalization plan. The Steering Committee will hold their next meeting at 3 PM on June 7<sup>th</sup> at the Adams County Agricultural and Natural Resources Center on Old Harrisburg Road.

Mr. Dellett said that the Steering Committee will continue to discuss the plan elements of the Natural Resources and the Economic Development/Downtown Revitalization of Central Adams County. He reviewed and discussed the following goals with the Commission in advance of tomorrow's meeting:

- Protect and conserve the sensitive natural resources that characterize the area's natural landscape
- Diversify the region's economy to broaden the tax base and generate additional year round demand for goods and services
- Encourage new business growth and infill redevelopment efforts in the Downtown Core, Mixed Use and Commercial settings of Gettysburg Borough

Mr. Dellett said Gettysburg Borough, Cumberland Township and Straban Township have spent three years working on developing this plan, and is a collaborative effort between municipalities. He said that it is a mix between economic development and downtown revitalization. The Commission discussed their goals, challenges and draft recommendations in the review materials, and that the plan is a visionary document. Mr. Dellett said that Adams County has its own comprehensive plan and Intermunicipal comprehensive plans must be consistent with the County comprehensive plan. He said the recommendations could lead to some sort of action plan. Mr. Clabaugh said that the comprehensive plan will set the stage for zoning.

### **Projects**

Mr. Dellett said that the Commission should review the parking component of the Gettysburg Borough zoning ordinance, and review the Subdivision and Land Development Ordinance (SALDO). He said that revising the SALDO ordinance began in 2009. He said that the Commission can make recommendations to Council on functional changes like landscaping standards etc. He said that certain terms in the zoning ordinance should be defined or updated. Mr. Clabaugh said that construction material specifications are stand-alone documents that make other ordinances functional.

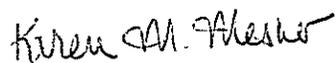
### **Other Business**

There was no other business.

### **Adjournment**

Mr. Strauss made the **motion** to adjourn, and it was seconded by Mr. Jolin. The motion was approved 4-to-0. The meeting adjourned at 8:45 PM.

Respectfully submitted,



Karen M. Mesher  
Borough Management Assistant