

**July 18, 2016**  
**Planning Commission Minutes**  
**Borough of Gettysburg**

Chair Rad Schultz called to order the Monday, July 18, 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, and Martin Jolin; Borough Engineer Chad Clabaugh, and Borough Management Assistant Karen Mesher. Commission Members Mike Shestok, and Charles Strauss were absent. Also in attendance: Borough Building Code Official and Zoning Officer R. Clem Malot, PA Municipal Code Alliance; Gary Shaffer of Shaffer Design Associates PC, and Kevin McCready of Orchard County Realty representing 59 West Middle Street; and Bob Sharrah of Sharrah Design Group, Inc. (SDGI).

**Agenda and Minutes**

The meeting agenda was accepted as published with one addition. Mr. Clabaugh added the formal acceptance of the plan application for the building addition to the Gettysburg College Dining Hall at 235 West Lincoln Avenue. Mr. Schultz said the addition will be item 11 on the agenda.

Mr. Schultz reviewed the June 20, 2016 minutes as presented and noted the following correction to page 3: changed "Stormwater and Land Development Ordinance (SALDO) to "Subdivision and Land Development Ordinance (SALDO)". Mr. Schultz tabled the June 20, 2016 minutes as presented with the noted corrections pending a quorum.

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

Mr. Jolin commented that the International Church of the Foursquare Gospel, 330 West Middle Street, had cut down trees. Mr. Clabaugh said that several trees were removed for storm damage and test pits for the retaining walls and bridge abutments.

**Final Plan Submission**

**SLD-16-02 York Dental LLC, 353 York Street, review application for Preliminary/Final Subdivision Plan (Lot Consolidation). The property is located in the RO Residential Office, Historic and Streetscape Enhancement Overlay Districts.**

Mr. Sharrah presented the Preliminary/Final Subdivision Plan application dated June 1, 2016, responded to the comments in the Borough Engineer's July 13, 2016 review letter, and responded to questions from the Commission. Mr. Sharrah requested a waiver to the landscape buffer for parking to meet the set-back requirement as required by the SALDO 22-11033-4.A. Mr. Clabaugh stated that the requirement for the landscaping aisle assures that the parking lot is not one continuous lot, and is aesthetically pleasing. Mr. Sharrah said that the waiver will be formally submitted for landscape buffer for parking and addressed at the August Planning Commission meeting. Mr. Clabaugh stated that an agreement or

easement was needed if the dumpster is relocated across Hudson Alley. The applicant must show the location of the dumpster on the plan, and the parcel it is located on needs to be a part of the land development plan. He said that the dumpster must also be screened and waiver requested to comply with Section 22-1011. Mr. Sharrah said that the parcel is owned by Knight Builders and he did not think that the easement was necessary. Mr. Clabaugh said that the issue would be referred to the Borough solicitor. Regarding stormwater management, Mr. Clabaugh said that an application must be submitted to show numbers and calculations by a commercial licensed vacuum truck. He noted that the Gettysburg Municipal Authority had no comment and the Gettysburg Fire Department did not submit any comments to date.

Mr. Jolin made the **motion** to table the Preliminary/Final Land Development Plan at 353 York Street. Mr. Smith seconded, and the motion was approved 3-to-0.

### **Recommendation to the Zoning Hearing Board**

**ZHB-16-01 Kevin McCready, 59 West Middle Street, Special Exception Request from Section 2-1503: E of the Zoning Ordinance. The property is located in the Old Town (OT) Zoning District, and in the Historic Zoning Overlay District.**

The applicant, Kevin McCready, and his representative, Gary Shaffer of Shaffer Design Associates, gave a brief presentation and responded to Commission questions. The applicant intends to seek a variance from Section 27-1503: E, which states that "No detached garage shall be located within five feet of any property line or within 20 feet of any alley line". Mr. Shaffer stated that the lot size and setback requirements do not allow the owner to construct a premanufactured detached garage for his intended purpose without violating the side yard setbacks. He explained that the lot is 30 feet wide; and with the inclusion of the garage structure, would only allow room for one five-foot side yard setback. He said that the applicant would only build in one side yard setback, but would maintain the other side yard setback to provide emergency access to the main structure on the property. He noted that the lot sizes in the Old Town District are all narrow, and that the variance would not change the character of the neighborhood.

Mr. Jolin made the **motion** to recommend to the Zoning Hearing Board zoning approval for a variance from Section 27-1503: E of the Zoning Ordinance set back requirements at 59 West Middle Street as submitted in the Zoning Hearing Board application received July 1, 2016. Mr. Smith seconded, and the motion was approved 3-to-0.

### **Formal Combined Preliminary and Final Land Development Plan Submission**

**SLD-16-03 Gettysburg College Dining Hall, 235 West Lincoln Avenue, formal Combined Preliminary and Final Land Development Plan submission for a new addition to the Dining Hall.**

Mr. Clabaugh said that Mr. Jeff Zigler of KPI Technology provided the Combined Preliminary and Final Land Development Plan on behalf of Gettysburg College for an addition to their

Dining Hall located at 235 West Lincoln Avenue for formal submission at the July 18, 2016 Planning Commission meeting. He said that the plans included all of the administrative documents and stormwater applications needed for submission. He said that the College intends to overhaul its College Union Building (CUB) on West Lincoln Avenue and to remodel their dining facilities in that building. He explained that the applicant needs to add on to the main dining hall to accommodate the 800 paid meals per day that were prepared in the CUB until the renovations are complete.

Mr. Smith made the **motion** accept the Combined Preliminary and Final Land Development Plan by Gettysburg College at 235 West Lincoln Avenue as submitted to begin the review process. Mr. Jolin seconded, and the motion was approved 3-to-0.

### **Staff Report**

#### **Joint Comprehensive Plan (JCP) Update – Steering Committee**

Mr. Smith said that the meeting times have changed, and that the housing component and building height limits would be discussed, and how the JCP impacts the zoning ordinance. Mr. Clabaugh recommended that a Planning Commission member consistently represent the Borough's interest at these meetings. He said that the next meeting would be held on July 19, 2016 at 3 PM at the Adams County Agricultural and Natural Resources Center on Old Harrisburg Road. He suggested having a County Planning representative address Council at an upcoming Council Work Session.

#### **SALDO**

Mr. Clabaugh said that the Subdivision and Land Development Ordinance (SALDO) has not been addressed since August 15, 2011. He said that the document needs updated, and that Mr. Dellett's spreadsheet reflects the current language, proposed language and recommendations by both staff and the Planning Commission. He said that stormwater and construction material components need to be revised.

#### **Planning Department Duties and Continuation Plan**

Mr. Clabaugh discussed the distribution of meeting materials to Commission members. He said that both the agenda and minutes would be emailed within the week prior to their monthly meeting and that hard copies would be available on meeting nights. Any plans would be available for pickup at the Borough office during business hours on the Thursday prior to the Commission meeting.

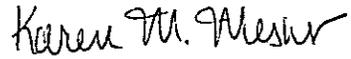
### **Other Business**

There was no other business.

**Adjournment**

Mr. Jolin made the **motion** to adjourn, and it was seconded by Mr. Smith. The motion was approved 3-to-0. The meeting adjourned at 8:13 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "Karen M. Mesher". The signature is written in a cursive style with a large initial 'K' and a long, sweeping underline.

Karen M. Mesher  
Borough Management Assistant