

**September 19, 2016
Planning Commission Minutes
Borough of Gettysburg**

Chair Rad Schultz called to order the Monday, September 19, 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; Borough Engineer Chad Clabaugh, and Borough Management Assistant Karen Mesher. Commission Member Peter Smith was absent. Also in attendance: Jeff Zigler, Civil Project Engineer, KPI Technology, Bill Baldwin and Jim Biesecker, Gettysburg College, all representing both the Gettysburg College Dining Hall at 235 West Lincoln Avenue, and the Gettysburg College Jackson Family Welcome Center in the 300 block of Carlisle Street; Kristin Naugle representing the K. David Naugle Subdivision at 142 East Water Street; and Charles Gable, Gettysburg Borough Manager was present for item number 9 on the agenda regarding the Planning Director continuation plan item, and number 10 on the agenda regarding the Joint Comprehensive Plan.

Agenda and Minutes

The meeting agenda was accepted as published with the removal of Item 5: Review application for Preliminary/ Final Subdivision Plan (Lot Consolidation) at 353 York Street for York Dental LLC, which was conditionally approved at the August 15th meeting. This item was mistakenly kept on the agenda from previous agendas.

Mr. Shestok made the **motion** to accept the August 15, 2016 minutes as presented and noted the following corrections to page 1: deleted “*Rad Schultz* after Vice-Chair Martin Jolin”; to page 2: added “*Public Improvements security be provided in accordance with Part 8*” to second bullet; and to page 4: changed vacation from “October 5th – October 21st” to October 3rd – October 23rd” under Staff Report. Mr. Strauss seconded, and the motion was approved 3-to-0 with 1 abstention.

Mr. Shestok made the **motion** to table the July 18, 2016 minutes as presented pending a quorum. Mr. Strauss seconded, and the motion was approved 4-to-0.

Public Comment for Items Not on the Agenda

There was no public comment.

Review of Gettysburg College Dining Hall Improvements Preliminary/Final Land Development Plan

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

Mr. Jeff Zigler of KPI Technology addressed the review comments from the September 16, 2016 Review letter from the Borough Engineer, and responded to Commission questions regarding 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. Mr. Clabaugh discussed landscape plans with the College landscape architect, and noted that the number of planting units at both the Dining Hall and the Welcome Center will not be divided between the two projects as originally proposed. Mr. Zigler said that the plan shows the required 16 planting units and a list of plants that will be used to fulfill that requirement. The plans will also be sealed by a landscape architect to assure that plants used are non-invasive, non-noxious and will survive in this climate. However the plans do not show the exact location of the plants to be used. Mr. Clabaugh said that he is ok with this arrangement, considering that a landscape architect will be sealing the plans and that financial security will be posted to assure the completion of the required landscaping. Mr. Clabaugh indicated that the Stormwater Management comments in his letter discussed the storm chambers that will change the size of the basin. He said that the Stormtech storage calculation spreadsheet should be utilized to determine the size of the facility, and to create the stage storage table for the pond. Mr. Zigler said that the percolation test came out to the equivalent that was done previously, but at 3 ½ feet wider to a total of 23 by 80 feet. Mr. Zigler said that all of the water would come from the interior, and not from the expansion. He said that the mechanical engineer will address and respond to all other GMA comments, but indicated that a new fire service 6-inch line from Washington Street will be added to the plan. Mr. Clabaugh said that the new line will need to be added to the plan. Mr. Zigler provided a copy of the review letter dated August 16th from the Adams County Office of Planning and Development to the Commission, and it stated that the plan submission was the Final Plan and had no other significant comments. Gettysburg Fire Department Chief Shank indicated that there was no comments for the plans for the Gettysburg College Dining Hall. Mr. Clabaugh is still waiting for review comments from PA Municipal Code Alliance (PMCA). He stated that no waivers have been requested.

Mr. Jolin made the **motion** to conditionally approve the Combined Preliminary and Final Land Development Plan by Gettysburg College for the Dining Hall addition at 235 West Lincoln Avenue based on the September 16, 2016 Review Comment letter by the Borough Engineer, and pending the addition to the plan of the water line for fire suppression. Mr. Strauss seconded, and the motion was approved 4-to-0.

Borough Council will meet on October 11th, so the acceptance of both the stormwater management and developer's agreements will be decided at that meeting.

Review of the Gettysburg College Jackson Family Welcome Center Preliminary/ Final Land Development Plan

SLD-16-04 Gettysburg College Jackson Family Welcome Center, 300 Block of Carlisle Street. Formal Combined Preliminary and Final Land Development Plan review for a new addition to the Eisenhower House.

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 the Eisenhower House, known as the Jackson Family Welcome Center, located in the 300 Block of Carlisle Street. He said that the majority of the comments are regarding stormwater management, indicating that there is a stormwater basin under the adjacent parking lot. Mr. Clabaugh suggested that we table the plan so that the Commission can review the comments and the applicant can address the comments from the September 16, 2016 Borough Engineer review letter. He noted that the landscaping plan is provided and will follow the same arrangement as the Dining Hall Plan. Mr. Clabaugh also noted that the off-street parking on Stevens Street will need to designate parking for the proposed building.

Mr. Shestok made the **motion** to table the Combined Preliminary/Final Land Development Plan by Gettysburg College for the Jackson Family Welcome Center addition to the existing Eisenhower House in the 300 Block of Carlisle Street as submitted pending a review of the September 16, 2016 letters by both C.S. Davidson and the Adams County Office of Planning and Development. Mr. Jolin seconded, and the motion was approved 4-to-0.

Acceptance of K. David Naugle Minor Subdivision Plan

SLD-16-05 K. David Naugle, 142 East Water Street, Acceptance of Minor Subdivision Plan.

Mr. Clabaugh said that the Commission has to accept the plan as complete to begin the review, and that there are no major zoning violations. He said that the plan needs to show the right-of-way, and that Hazel Alley runs along the property line. Mrs. Naugle asked why her version of the notarized plan was not acceptable, and Mr. Clabaugh explained that not only have they not completed the review, but also that the notarized signature will need to be on large Mylar sheets and signed by Michael Coldsmith for recording at the Recorder of Deeds. Additionally, the plans will also need to be signed by Mr. Michael Coldsmith. Mrs. Naugle also asked about the comment regarding the right-of-way on Hazel Alley stating that she believed that it is shown. However Mr. Clabaugh showed her that the plan only shows the edge of pavement but not the Right-of-Way.

Mr. Strauss made the **motion** to accept as complete the Minor Subdivision Plan by K. David Naugle at 142 East Water Street as submitted to begin the review process. Mr. Shestok seconded, and the motion was approved 4-to-0.

Staff Report

Planning Department Duties and Continuation Plan

Mr. Clabaugh said that the Planning Commission has unique approval authority, and that they make very important decisions. He updated the group on the status of replacing the Planning Director noting that an offer was extended and denied, and that another offer is pending.

Joint Comprehensive Plan (JCP) Update – Steering Committee

Mr. Gable will contact Andrew Merkel at the Adams County Office of Planning and Development to include the Planning Commission at the August 12th Elected Officials meeting, and that the Public Comment meeting will be held on August 20th at the Agricultural Center at 6 PM. He said that three members from the Commission will be needed at each meeting in order to have a quorum. He said that Borough Council will have to adopt the Comprehensive Plan. Mr. Clabaugh said that this plan will precede Updates to the Zoning ordinance, 537 plans (sewer plans), and will affect how growth develops in Adams County.

Other Business

There was no other business.

Adjournment

Mr. Shestok made the **motion** to adjourn, and it was seconded by Mr. Strauss. The motion was approved 4-to-0. The meeting adjourned at 8:23 PM.

Respectfully submitted,

Karen M. Mesher
Borough Management Assistant