

**Borough of Gettysburg  
Zoning Hearing Board  
Meeting Minutes  
August 26, 2015**

*Please refer to the Transcript of Testimony at the hearing held on Wednesday, August 26, 2015 at the Borough Municipal Building, 59 East High Street, Gettysburg, Pennsylvania for a verbatim record of the proceedings.*

The Zoning Hearing Board (ZHB) was called to order by Chair Stacey Green at 7:02 PM on Wednesday, August 26, 2015. Those in attendance were: board members Walton Davis, Rodger Goodacre and Larry G. Weikert; alternate member Peter Smith, who did not participate in the hearing; John S. Phillips, Solicitor for the Board; Scott Dellett, Borough Planning Director and Zoning Officer; and Rhonda Kershner, Stenographer. Absent was Vice Chair Holliday Giles.

Others in attendance were: Pastor Mark Chester and Peter Martin, both representing Gettysburg Foursquare Church; Ralph Lambert of 363 West High Street, representing the Tower Commons Property Owners Association and Marilyn Schelling, of 367 West High Street, a property owner with the Tower Commons Property Owners Association.

### **Minutes and Agenda**

There were no changes or additions to the agenda. There were no outstanding decisions to announce. A quorum was present.

Mr. Davis made a motion to approve the January 28, 2015 meeting minutes as presented. Mr. Goodacre seconded the motion. The motion passed, 3-0, with Mr. Weikert and Mr. Smith abstaining.

Mr. Weikert made a motion to approve the April 22, 2015 meeting minutes as presented. Mr. Goodacre seconded the motion. The motion passed, 3-0, with Ms. Green and Mr. Davis abstaining.

Approval of the January 22, 2014 meeting minutes was deferred.

### **Hearing of Case**

#### **ZHB-15-03 International Church of the Foursquare Gospel – Gettysburg Foursquare Church, 328 West Middle Street, Special Exception Request.**

Mr. Phillips gave an overview of the procedures that would be followed during the hearing. In addition, Mr. Phillips listed the criteria that must be met in order for the grant of the special exception to be granted. Mr. Dellett said the public hearing was advertised in the August 12<sup>th</sup> and August 19<sup>th</sup> editions of The Gettysburg Times. He provided photographic evidence of the

posting of the subject properties on August 18<sup>th</sup> according to requirements in the state Municipalities Planning Code.

The applicant presented its case for a special exception to obtain a special exception under Section 27-1304(1), Location of Parking, to use 20 parking spaces at the Adams County Office for the Aging to fulfill parking requirements under the Zoning Ordinance. The Board called for an executive session for procedural matters. The Board went into executive session at 7:45 PM and returned at 8:00 PM.

After further questioning, Mr. Davis made a motion to approve the special exception to permit parking by the Applicant's users on the property of the Adams County Office for the Aging on the following conditions:

- A contract such as or similar to the one presented with the application be signed and acknowledged by the Applicant and the appropriate officers of the Office of the Aging;
- The contract be secured for a period of no less than 20 years, either by payment of 20 years' worth of consideration or some other term or condition which keeps it in effect for 20 years; and
- The Zoning Hearing Board is not in any way making any decision about either the number of spaces that will be required for any expansion that occurs nor are we making any statement or decision with regard to the number of seats in the entire building that may or may not be used based on the parking that is available.

Mr. Weikert seconded the motion and the motion was approved, 4-0. The special exception was granted.

### **Unfinished Business**

There was no unfinished business.

### **New Business**

There was no new business.

With no further business before the Board, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Scott Dellett, AICP  
Planning Director/Zoning Officer