

Town of Bloomsburg
Planning Commission Meeting Minutes
May 27, 2010 – 6:30 PM
Town Hall, Council Chambers

Chair Susan McGarry called the meeting to order at 6:30 P.M. Present were members Bill Brobst, Gregg Wirth, Mike Mertz, Barry Thorne, Alex Dubil and Warren Faust; Town Planner Bob Aungst and Code Enforcement Officer Ed Fegley.

PHI BLOOMSBURG SENIOR CARE, INC. – BLOOMSBURG SENIOR LIVING – PHASE I

Original Submission Date: May 28, 2010 – Ninety (90) Day Deadline Date: August 26, 2010

Deadline for Action – Planning Commission by: July 22, 2010 – Council by: August 9, 2010

Rodney Fenstermacher of Presbyterian Homes, Inc. was present to give the commission an overview of the project. Phase I will consist of one three story building with 36 living units to be followed by the construction of cottage type structures with multiple living units for a total of 120 units when the project is completed. The project will also include a club house for recreational activities and dining. Access to the community will be from Hospital Drive and a connector road to Country Club Drive. Dedication of the streets within the project was discussed. Mr. Fenstermacher stated this would be decided at a later date after meeting with town officials. Justin Keister gave an overview of the storm water management plan, outlining the development of oversized storm water basins in Phase I, located at the lower end of the site to accommodate future growth.

Joan Keller stated that the residents in that area are opposed to the connection of the streets in the project to Country Club Drive. The concern is that Bloomsburg University students will use it as a shortcut to by-pass the red light at Lightstreet Road and Country Club Road on their way to and from the upper campus. Dave Linnet questioned whether this road could be an emergency access road only and be gated. Mr. Fenstermacher indicated that traffic calming devices such as speed tables are used in a number of their other communities and are very effective.

Town resident Ray Vought questioned the ownership of the property, will it be a private development or be owned by the hospital. Mr. Fenstermacher indicated that the project will be privately owned and will be taxed accordingly.

ZONING AMENDMENT DISCUSSION – BLOOMSBURG MILLS PROPERTY

Developer Matt Zoppetti was present to discuss his request to change the zoning designation of the Bloomsburg Mills property. At the May 5, 2010 meeting, the commission instructed Mr. Zoppetti to draft a new zoning district to be named Business Campus-1 (BC-1) which would include a wide range of uses. Following a lengthy discussion the following changes were made to Mr. Zoppetti's proposed BC-1 district regulations:

1. Remove fraternal organizations from permitted uses.
2. Remove parking garage from permitted uses.

3. Remove light industrial from permitted uses.
4. Allow light industrial use by Special Exception and develop a criteria for such.
5. Develop a definition for public and semi-public transportation terminals.
6. Develop a definition for regional commercial use.
7. Remove schools and colleges from permitted uses.
8. Allow schools and colleges by conditional approval.
9. Include Instructional facility as a permitted use.
10. Change side yard setback to -0- or 5 foot minimum off the property line.

Mr. Zoppetti was instructed to make the changes and re-submit the new district regulations to the Planning Commission for discussion at the next regularly scheduled meeting on June 24, 2010.

Being no further business, meeting adjourned at 9:35 PM.

Notes taken by Christine Meeker

DRAFT