

A special meeting of Bloomsburg Town Council was held Monday, June 2, 2008, beginning at 6:00 p.m. in Council Chambers, Town Hall, 301 East Second Street, Bloomsburg, PA. Present were Mayor Dan Knorr; Council Members Paul Kinney, Paul Houseknecht, Diane Levan, Kathy Shepperson, Sylvia Costa and W. Carey Howell; Town Administrator Carol Mas; Code Enforcement/Zoning/Planning Officer Ed Fegley and Solicitor Jack Mihalik.

#### PUBLIC HEARING – AMENDMENT TO ZONING ORDINANCE

Prior to the beginning of the special meeting, a Public Hearing was held at 6:00pm on the proposed changes to Chapter 27 (Zoning) of the Code of Ordinances of the Town of Bloomsburg.

Ted Oman, Surveyor for the Walgreen's developer, displayed the plan agreed upon by the Design Committee. It shows the building built at the sidewalk line, decreased number of parking spaces placed to the rear of the building and a free-standing sign.

Mayor Knorr explained that the major changes were an increase in square footage, a decrease in the number of required parking spaces, allowing entry from two streets and a drive-in service.

E. Fegley addressed the affects the amendment would have on the other two C-R Districts; an increase in floor area, one less parking space per 1,000 square feet, entrances from two streets and the size for free-standing signs. He noted there are currently nine (9) parcels with a total of \$3,365.45 in tax revenue. Based on the estimated construction cost, the Walgreen's project would net an annual tax income of \$9,700.00. Gross receipts numbers were not available.

D. Levan questioned the issue with the signage. Gary Norton, attorney for the developer, suggested the language for the sides of the building read "those that front on public streets". P. Houseknecht asked if the signs could be limited by a total square footage amount. E. Fegley warned that could create a lot of smaller signs.

Ray Vought, Bloomsburg Planning Commission Member, reported to Council that the Planning Commission did not approve of the amendment due to the affects it would have on the other C-R Districts.

G. Norton noted the developer wanted to see the square footage of the free-standing sign changed to 120 not 20. E. Fegley advised Council that the decision they made concerning the sign would be allowed in the other C-R Districts as well.

Elliot Laury, property owner and downtown business owner, did not want to see Bloomsburg pass up on an opportunity to bring more people into town.

Alex Dubil, Jr. reminded Council that they applauded Matthew Zoppetti for building a new establishment in the downtown and that they should applaud this project as well.

Mayor Knorr knows there is concern with a Route 11 structure in a residential area and that it should be determined if the lot size was inappropriate. He added that Council needs to be fiscally sound in the future as expenses continue to outgrow revenue.

P. Houseknecht stated that we need to find a balance and not upset the historical integrity of the area but still look to the economic future of the town.

Hearing no additional public input, the Public Hearing concluded at 7:00pm.

ADOPTION OF ORDINANCE NO. 912 – AMENDING CHAPTER 27 OF THE CODE OF ORDINANCES OF THE TOWN OF BLOOMSBURG INCREASING THE MINIMUM GROSS AREA FOR COMMERCIAL USES FROM 1500 SQUARE FEET TO 3000 SQUARE FEET IN THE COMMERCIAL RESIDENTIAL DISTRICT, DECREASING THE NUMBER OF PARKING SPACES FOR COMMERCIAL USES, AND MODIFYING THE SIGN REQUIREMENTS OF THE ZONING ORDINANCE

On a motion by D. Levan, seconded by P. Houseknecht and voted on unanimously, Council adopted Ordinance No. 912 amending Chapter 27 of the Code of Ordinances of the Town of Bloomsburg with the change to Section 27-805, Subparagraph 3 – Free-standing signs shall not exceed 80 square feet in area.

With no further business, the meeting adjourned at 7:10pm.

CAROL L. MAS  
Town Administrator & Secretary