

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
January 24, 2019**

Chairperson Rick Bogar called the meeting to order at 6:30 P.M. In attendance were Commission member's Ed Sabo, Rick Bogar, John Thomas, Mike Mertz, and Bonnie Crawford. Also in attendance were Code Enforcement Officer Kyle Bauman, Town Planner Bob Aungst, and Administrative Assistant Bobbi Erlston.

Minutes from the December 27, 2018 meeting were approved with no corrections.

On a motion by R. Bogar, seconded by E. Sabo, and voted on unanimously, the Commission approved Bob Aungst's resignation letter from the Planning Commission.

LANDMARK SIGNATURE HOMES – SUBDIVISION/LOT INCORPORATION/LAND DEVELOPMENT

Submission Date: November 19, 2018 – Ninety Day Deadline: March 27, 2019

Deadline for Action – Planning Commission by: February 28, 2019 – Council by: March 25, 2019

The application proposes the reconfiguration of four lots into three lots with the constriction of one Two Unit Townhouse Structure.

Motion to recommend Council grant a conditional approval was made by J. Thomas second by B. Crawford and voted on unanimously in favor of the motion. A letter of acceptance of these conditions must be received by the Codes Enforcement Office within thirty (30) days of the date of this letter or the application will be automatically denied.

The Conditional Approval items are listed below:

Conditional Items

- 1) The 'Certificate of Ownership' statement shall be signed by the owner and notarized. [Sec. 22-403.1.A.2.s and Sec. 22-403.1.A.2.t]
- 2) Sewage approval from the PA DEP must be provided. [Sec. 22-403.1.A.2.w]

JOHN D. BERGER, III – LAND DEVELOPMENT

Submission Date: October 12, 2018 – Ninety Day Deadline: February 13, 2019

Deadline for Action – Planning Commission by: January 24, 2019 – Council by: February 11, 2019

The applicant proposes the demolition of the existing bank drive thru, construction of a new drive thru and the modification of the existing exit located on East Street. The applicant also proposes the incorporation of four lots associated with the land development. There are numerous outstanding items on this application. The applicant explain in order to get a HOP from PennDOT the town must remove the parking spot located to the north of the egress driveway to meet clear site requirements. The applicant was instructed to contact Chief Van Loan and to appear before the CommD committee to discuss this issue.

Motion to recommend Council grant a conditional approval within 90 days was made by E. Sabo second by M. Mertz and voted on unanimously in favor of the motion. A letter of acceptance of these conditions must be received by the Codes Enforcement Office within ninety (90) days of the date of this letter or the application will be automatically denied.

The Conditional Approval items are listed below:

Conditional Items

- 1) The 'Certificate of Ownership' statement shall be signed by the owner and notarized. [Sec. 22-403.1.A.2.s and Sec. 22-403.1.A.2.t]
- 2) A letter of adequacy from the Columbia County Conservation District must be provided for the Erosion and Sediment Pollution Control Plan. [Sec. 22-403.B.2.f, Sec. 22-404.D.1.a.17, Sec. 22-508.1.E and Sec. 22-804]
- 3) A sewage facilities planning module must be approved by the PA DEP for the proposed onlot disposal system. A copy of the approval letter shall be provided. [Sec. 22-404.B2.g and Sec. 22-404.D.1.a.20.f]
- 4) Financial security must be provided for all proposed improvements. A construction cost estimate shall be submitted and approved by the Town engineer. [Sec. 22-404.C]
- 5) A Lighting Plan shall be submitted for approval by the Town Engineer. [Sec. 22-607.3.E.4]
- 6) A copy of an approved NPDES Permit shall be provided for this project. [Sec. 22-804]

Kyle Bauman updated the Commission that members of the Shade Tree Commission, Administrative Assistant, and himself have been editing the current shade tree commission ordinance in hopes of amending it.

The Commission discussed creating an interview policy to abide by when appointing members to fill vacancies on the planning commission.

R. Bogar discussed with everyone that Bob Aungst, Kyle Bauman, and himself had a meeting with Mayor Kreisher on January 14, 2019 to discuss making amendments to the zoning ordinances regarding the curative amendments filed by Bloomsburg Industrial Ventures for homeless shelters and transitional housing. R. Bogar informed that meetings to discuss changes will be scheduled and anyone who wants to attend is welcome.

Next workshop is scheduled for February 21, 2019 at 1:00 p.m. M. Mertz, R. Bogar, and E. Sabo will be attending.

Being no further business the meeting adjourned at 7:37 p.m.

Notes taken by Bobbi Erlston.