

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
October 17, 2019**

Rick Bogar called the meeting to order at 6:30 P.M. In attendance were Commission member's Ed Sabo, Bonnie Crawford, Carey Howell, Steven Boughter, and Rick Bogar. Absent was John Thomas and Michael Mertz. Also, in attendance were Code Enforcement Officer Kyle Bauman and Administrative Assistant Jessica Graham.

On a motion by Ed Sabo and seconded by Bonnie Crawford, minutes from the September 19, 2019 meeting were approved.

Bloomsburg Fairgrounds Entrance Improvements – Land Development

Submission Date: 7/10/2019 – Ninety Day Deadline: 1/12/2020

Deadline for Action – Planning Commission by: 11/21/2019 – Council by 12/09/2019

The applicant proposes the construction of a 3,680 sq. ft. two story entrance building with ticket booths and other site amenities.

Town Council approved all waivers and is now waiting for the Chapter 105 permit. No action taken, tabled until further notice.

Municipal Authority of the Town of Bloomsburg Waste Water Treatment Facility - Land Development

Submission Date: 3/28/2019 – Ninety Day Deadline: 6/26/2019

Deadline for Action – Planning Commission by: 5/23/2019 – Council by 6/10/2019

Ninety Day Extension was approved on June 10, 2019. An additional Ninety Day Extension was approved on 8/26/2019. Deadline for action is 11/24/2019.

The applicant proposes upgrades to the treatment plant including a new influent wastewater screening facility, a new influent grit removal facility, upgrades to the raw pump station, upgrades to the primary clarifier, various pump systems and electrical systems.

Commission is still waiting on the permit from DEP. A request for a third 90 day extension is needed due to waiting on the Chapter 105 permit. Motion to recommend the 90 day approval was made by Bonnie Crawford, seconded by Steve Boughter and voted on unanimously to approve. Tabled until further notice.

BALTO Realty, LLC. - Subdivision Plan

Submission Date: 9/12/2019 – Ninety Day Deadline: 12/18/2019

Deadline for Action – Planning Commission by: 11/22/2019 – Council by: 11/23/2019

Subdividing an existing parking lot located between Pine Avenue and Third Street and adjacent to Whitman Alley into two (2) parcels. The Conditional Items are listed below:

1. The 'Certificate of Ownership and Acknowledgement of Application' statement will be signed by the owners and notarized. [Sec. 22-403.1.A.2.s and Sec. 22-403.1.A.2.t].
2. The Town solicitor, Barry Lewis, will be reviewing the Deed of Incorporation once it is submitted.

Motion to recommend a 30 day Conditional Approval pending written acceptance of the condition items was made by Carey Howell, seconded by Bonnie Crawford and voted on unanimously to approve.

East 5th Street Luxury Apartments – Land Development

Submission Date: 7/25/2019

Ninety Day Extension was approved on 11/19/2019. An additional Ninety Day Extension was approved on 10/17/2019. Deadline for action is 1/15/2020.

The applicant proposes to incorporate a 0.178 acre lot with a 0.323 acre lot to create a 0.501 acre lot. The existing 27 bedroom structure is to be replaced with a 16 bedroom structure. The Conditional Items are listed below:

1. Financial security shall be provided for all site improvements. A construction cost estimate shall be submitted. [Sec. 22-403.1.A and Sec. 22-404.C]
2. The 'Certificate of Ownership and Acknowledgement of Application' statement shall be signed by the owners and notarized. [Sec. 22-403.1.A.2.s and Sec. 22-403.1.A.2.t]
3. A sidewalk shall be proposed along Wood Street. [Sec. 22-504, Sec. 22-604.1, Sec. 22-604.2 and Sec. 22-706] The revised plans indicate 'Future Sidewalk', 'Future' shall be removed from the plan. Town Council has denied the waiver request for sidewalks along Wood Street. Sidewalks along Wood and Fifth Streets shall be constructed as part of the land development Conditional Approval.
4. The proposed wall-pack building lights shall be shown on sheets 4 and 5. They are noted in the legend but not shown on the plan.
5. The Deed of Incorporation/Subdivision shall be submitted to the Town solicitor for review and approval.
6. A call-out should be placed on the plan for the western-most lateral stating "Existing Sanitary Lateral to be Abandoned In Place" and a call-out should be placed on the plan for the eastern-most lateral stating "Existing Sanitary Lateral to be Removed and Proposed Sanitary Sewer Lateral to be Installed at Same Location".

Motion to recommend a 30 day Conditional Approval pending written acceptance of the condition items was made by Bonnie Crawford, seconded by Steve Boughter and voted on unanimously to approve

Next review committee meeting will be November 14, 2019 and the regularly scheduled meeting date will be November 21, 2019.

Being no further business the meeting adjourned at 7:50 p.m.

Notes taken by Jessica Graham