

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
October 25, 2018**

Chairperson Rick Bogar called the meeting to order at 6:30 P.M. In attendance were Commission Member's Ed Sabo, Barry Thorne, Sylvia Costa, Bonnie Crawford and John Thomas. Also in attendance was Code Enforcement Officer Kyle Bauman and Administrative Assistant Christine Meeker and Town Planner Bob Aungst. Absent was Mike Mertz.

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

BLOOMSBURG AREA HIGH SCHOOL – LAND DEVELOPMENT –

Submission Date: August 23, 2018 – Ninety Day Deadline: November 21, 2018

Deadline for Action – Planning Commission by: October 25, 2018 – Council by: November 12, 2018

The project proposes the expansion of the Bloomsburg Area High School/Middle School Building. The Town of Bloomsburg's flood protection project consists of a levee to be constructed through the property. The school District is proposing to construct new athletic fields within the proposed levee system. The project is being submitted in two separate phases of development. Phase I, Presented at this time, encompasses a portion of the development including the building expansions, as well as a new parking lot, driveway and sidewalk/pedestrian areas on the eastern side of the school building facing Railroad Street. Phase II will encompass all development pertaining to three proposed new athletic fields, parking roadway alignments on the western side of the existing school building, and associated storm-water facilities for the entire site.

The applicant has requested the following modification:

Waivers/Modifications:

1. Financial security shall be provided for the proposed site improvements. A construction cost estimate shall be provided. [Sec. 22-404.C.] *A modification of this requirement is requested that would provide language in the Developer's Agreement that would require the Developer to contact the Town's Engineer to conduct inspections during the installation of the proposed infiltration bed and following the completion of construction.

Motion to recommend Council approve the modification was made by Ed Sabo seconded by John Thomas and voted on unanimously to approve

Motion to recommend Council grant a conditional approval was made by John Thomas seconded by Bonnie Crawford and voted on unanimously to approve. The conditional items are as follows:

1. The Surveyor Certification provided on sheet LD-CS shall be signed and sealed. [Sec. 22-404.B.(1)(a)5) and Sec. 22-404.D.(1)(a)4)]

2. The Certification of Ownership statement provided on sheet LD-CS shall be signed and notarized. [Sec. 22-404.B.(1)(a)7), Sec. 22-404.B.(1)(a)8) and Sec. 22-404.D.(1)(a)5)]

3. The erosion & sediment pollution control (E&SPC) plan shall be deemed adequate by the Columbia County Conservation District. A copy of the approved plan and adequacy letter shall be provided. [Sec. 22-404.B.(2)(f), Sec. 22-404.D.(1)(a)17), Sec. 22-508. and Sec. 22-804.]

4. An NPDES Permit for Stormwater Discharges Associated with Construction Activities is required for this project. A copy of this permit once obtained shall be provided. [Sec. 22-404.B.(2)(f) and Sec. 22-804.]

Curative Amendment Discussion

The commission discussed in detail the curative amendments that have been submitted by BIV to provide for homeless shelters and transitional housing. The commission concluded that homeless shelters and transitional living facilities are not defined in the zoning ordinance. Their recommendation is that homeless shelters and transitional living facilities should be defined by definition and added to the ordinance.

The commission was unanimous in their finding that split zoning should not be allowed in any district. Rick Bogar will compose a letter to council with the commission's finding that

The commission discussed the continued absence of Mike Mertz from the meetings. Kyle Bauman will notify the town manager of the situation.

The next review committee meeting will be held on November 8th @ 1:00 PM with Rick, Bonnie and Ed attending. The next regular meeting is scheduled for November 15th.

Being no further business the meeting adjourned at 8:05PM
Notes taken by Christine Meeker.