

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
November 15, 2018**

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

Minutes from the October 25, 2018 meeting were approved with no corrections.

T & S REALTY LLC – AMENDMENT TO ZONING MAP

Submission Date: October 30, 2018 – Sixty Day Deadline to Commence Hearing: December 28, 2018

The applicant is requesting a Zoning Map amendment for the property located at 145 E. 9th Street comprising roughly 4 acres currently zoned as Industrial Park. The applicant is requesting their lot to be rezoned as Residential Urban. The applicants anticipate constructing 2 and 3 bedroom single family attached townhomes on the property which would be constructed to be raised above the base flood elevation.

R. Bogar made a recommendation that Town Council considers amending the Zoning map for all areas between 8th and 9th Streets, as well as Catherine and Iron Street from the Industrial Park to a Residential Urban Zoning District. J. Thomas Seconded that motion, and was voted on unanimously. R. Bogar also requested that staff contact the owners of the Paddock to enlighten them on the request and request their comment.

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 is proposing the construction of a 20 unit Recreational Vehicle Park and Special Events Venue. John D. Berger III was present to explain the approvals already received through zoning as a special exception back in 2012. J. Berger went on to explain that the property will not be connected to the Municipal Authorities waste treatment facility; rather there will be an onsite sewage system. The Town is working through the Department of Environmental Protection requirements with James D. McDeavitt, sewage Enforcement Officer for Columbia County Sanitary Inspection Office.

J. Berger explained the conversation that he had in a meeting with Mayor Bill Kreisher regarding the installation of sidewalks. It was J. Berger's understanding that Mayor Kreisher did not believe that sidewalks would be necessary for this site and that the Town had applied for a grant that could potentially include the installation of sidewalks in that area.

Bob Aungst mentioned the need for screenings, buffers and a landscape plan to be considered along Fort McClure Blvd. J. Berger agreed with the need and responded by stated that he would like to plant fruit trees on site to provide for some screening and landscaping. B. Aungst also indicated that there should be a dumpster site provided for and added to the plan.

Staff will continue to work with the applicants engineer Ted Oman to mitigate the comments from the Town's engineer. No action was taken on the plan at this time.

SHADE TREE ORDINANCE AMENDMENTS

Kyle Bauman discussed creating a workshop group to work on amending the Shade Tree Ordinance. K. Bauman is requesting that 2-3 members of the Shade Tree Committee join 2-3 members of the Planning Commission with K. Bauman and Administrative Assistant Bobbi Erlston. K. Bauman will be organizing this workgroup.

OLD BUISNESS

The commission discussed the continued absence of Mike Mertz from the meetings. R. Bogar will be contacting Lauren Martz to discuss The Planning Commission's options with his absence.

The next review committee meeting will be held on December 20th @ 1:00 PM with Rick, Ed, and Barry attending. The next regular meeting is scheduled for Thursday, December 27th.

Being no further business the meeting adjourned at 7:35PM.
Notes taken by Kyle Bauman.