

Planning Commission Meeting Minutes
Thursday, November 19, 2020, 6:30 p.m.
Via Zoom

Chairman, Rick Bogar, called the meeting to order at 6:30 p.m. In attendance were Commission members Ed Sabo, Bonnie Crawford, Mike Mertz, and Steven Boughter. Also, in attendance were Code Enforcement Officer Kyle Bauman, Town Manager/Secretary/Treasurer Lisa Dooley, and Eric Ness.

On a motion by B. Crawford, seconded by R. Bogar, and voted on unanimously, the minutes from the September 17, 2020 meeting were approved.

The Commission discussed amending Chapter 27, Zoning of the Code of Ordinances of the Town of Bloomsburg. K. Bauman noted that the Code Enforcement Office is looking into adding the definition of yard/lawn signs. R. Magill suggested adding a Part 3 to Chapter 27 to address these signs. These signs would be defined as a “freestanding, non-illuminated sign constructed of lightweight materials, such as cardboard, vinyl, or corrugated plastic, which are supported by a wire frame or stake not permanently attached in the ground surface”. R. Magill also proposed to add section (H) to the exemption section stating ‘yard/lawn signs may not exceed (6) square feet, limited to one (1) sign, maintaining subject thereof exclusive to the premise in which the sign has been displayed. Sign shall not be placed in a public right-of-way or obstruct vision to traffic or adversely impede or restrict pedestrian flow. R. Bogar inquired about rental signs. L. Dooley displayed Chapter 27-805 for rental property signs. The ordinance states signs must be removed 10 days from sale.

On a motion by R. Bogar, seconded by S. Boughter, and voted on unanimously, the Commission recommends Council approve the amendment to Chapter 27.

Bloomsburg Fairgrounds Entrance Improvements – Land Development
Submission Date: 7/10/2019 – Ninety Day Deadline: 5/19/2020
Deadline for Action – Planning Commission by: 4/16/2020 – Council 4/27/2020
Ninety Day Extension was approved on February 20, 2020.

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

This item was tabled until further notice on February 20, 2020. This was last reviewed by Greg on October 23, 2020.

Conditional Approval

- A. Financial security shall be provided for all proposed site improvements. A construction cost estimate dated September 8, 2020, prepared by LIVIC Civil, has been provided and is acceptable as presented. The amount of financial security required for this project is \$499,219.60 [Sec. 22-403.1.A and Sec. 22-404 C.]
- B. All plans shall be signed and sealed by the Plan Preparer. The ‘Survey Certification’ and ‘Engineer Certification’ statements provided on sheet C001 shall also be signed, sealed, and dated. [Sec. 22-403.1.A (2)(o)].
- C. The Certificate of Ownership and Acknowledgement of Application’ statement provided on sheet C001 shall be signed by the Owners and notarized. [Sec. 22-403.1.A.(2)(s) and [Sec. 22-403.1.A.(2)(t)].

On a motion by B. Crawford, seconded by S. Boughter, and voted on unanimously, the Commission recommends Council approve the above conditional items.

K. Bauman discussed the following recommendations presented by legal to the Commission: handwashing stations should only be required for Food Trucks, add the word ‘expressed written consent’ to 13-606.2.B., and add “by signing

this document statement” to the application. B. Crawford pointed out the business is spelled incorrectly on the application. On a motion by S. Boughter, seconded by B. Crawford, and voted on unanimously, the Commission recommends Council approve the proposed food truck ordinance.

R. Bogar noted that the comprehensive plan has expired. The Commission inquired if there are funds available to hire a consultant to update the comprehensive plan. K. Bauman noted that he believes that the Commission could create workshop groups to update the plan without hiring a consultant. It was noted that by updating the plan in house would tailor the plan more to the Town’s needs rather if a consultant did the work. M. Mertz and R. Bogar both expressed interest in updating the plan.

K. Bauman noted that L. Dooley, Rich Kisner, Hailstone Economics and Ken Roberts discussed potential changes to the zoning ordinance. L. Dooley informed the Committee that Rich Kisner believes there are several districts that could benefit from different zoning uses. Those areas including the RU, RS and CW district.

Being no further business, the meeting adjourned at 7:27 p.m.

Notes taken by B. Erlston & L. Dooley