

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
December 28, 2017**

Chairperson Rick Bogar called the meeting to order at 6:30 P.M. In attendance were Commission Members Joe Martarano, Barry Thorne and Sylvia Costa. Also in attendance were Code Enforcement Officer Kyle Bauman and Admin Asst. Christine Meeker. Absent were Mike Mertz, Ed Sabo and Diane Levan

Minutes from the November 16, 2017 meeting were approved with no correction or additions.

BLOOMSBURG UNIVERSITY – LAND DEVELOPMENT – LYCOMING HALL ADDITION

Submission Date: October 26, 2017 – Ninety Day Deadline: January 24, 2017

Deadline for Action – Planning Commission by: December 28, 2017 – Council by: January 22, 2017

The project proposes a 1,375 square foot building addition to Lycoming Hall. The addition will be used to house chilled water improvements for the University's air conditioning system.

Waivers and Modification

1.The applicant requests a modification from the required 1 ½ inch sidewalk expansion joint thickness to allow for a 3/8 inch thickness. [Sec. 22-706.E] Motion to recommend approval was made by Barry Thorne second by Rich Bogar and voted on unanimously in favor of the motion.

2.The applicant is requesting a waiver from providing calculations for proposed drainage facilities. [Sec. 22-801.E and Sec. 22-802.2] Motion to recommend approval was made by Barry Thorne second by Rich Bogar and voted on unanimously in favor of the motion.

3.The applicant is requesting a modification from the required 15 inch minimum drainage pipe size to allow for 8 inch diameter pipes. [Sec. 22-803.2.A.4] Motion to recommend approval was made by Barry Thorne second by Rich Bogar and voted on unanimously in favor of the motion.

4. The applicant requests a waiver from providing PennDOT standard inlets in the drainage basins. [Sec. 22-803.2.B] Motion to recommend approval was made by Barry Thorne second by Rich Bogar and voted on unanimously in favor of the motion.

Motion to recommend Council grant a conditional approval was made by Joe Martarano second by Rich Bogar and voted on unanimously in favor of the motion.

The Conditional Approval items are listed below:

Conditional Items

1. The 'Design Engineer Certificate' and the 'Surveyor Certificate' provided on sheet no. G0.00 shall both be signed and sealed. All plan sheets shall also be signed and sealed by the Engineer. [Sec. 22-403.1.A.(2)(o)]
2. The 'Certificate of Ownership and Acknowledgment of Plan' statement provided on sheet no. G0.00 shall be signed and notarized. The 'Stormwater Management Access Easement' statement and 'Stormwater Certification (Owner)' statement provided on that sheet shall also be signed. [Sec. 22-403.1.A.(2)(s), Sec. 22-403.1.A.(2)(t) and Exhibit I]

SILK MILL APARTMENTS – LAND DEVELOPMENT - 250 W. 6TH STREET

Submission Date: October 26, 2017 – Ninety Day Deadline: January 24, 2017

Deadline for Action – Planning Commission by: December 28, 2017 – Council by: January 22, 2017

The proposed project, located at 250 West Sixth Street, consists of the construction of a four story 20,000 square foot multi-family residential building housing 64 units and a related parking area. The building will be a mix of low/mod income units and market ready units. The fourth floor will house a fitness room and community room with an open air deck.

Waivers and Modification

1. The western proposed access drive is located closer than ten (10) feet to a storm drainage inlet (Inlet 7). [Sec. 22-502.10.J] *The engineer and staff have no issues with this request if funds are provided to the Town to cover maintenance costs for all proposed drainage facilities dedicated to the Town within the West Sixth street right-of-way. A written agreement must be provided and executed between the applicant and the Town stating the Property Owner shall maintain onsite drainage facilities.* Motion to recommend Council approval was made by Barry Thorne second by Joe Martarano and voted on unanimously in favor of the motion.

2. The applicant requests a modification from the required 1 ½ inch sidewalk expansion joint thickness to allow for a 3/8 inch thickness. [Sec. 22-706.E] Staff and the engineer have no issue with this request. Motion to recommend Council approval was made by Barry Thorne second by Joe Martarano and voted on unanimously in favor of the motion.

3. The applicant is requesting a modification from the required 15 inch minimum drainage pipe size to allow for 8 inch diameter pipes. [Sec. 22-803.2.A.4] Motion to recommend Council approval was made by Barry Thorne second by Joe Martarano and voted on unanimously in favor of the motion.

4. The applicant requests a waiver from providing PennDOT standard inlets in the drainage basins. The plan currently proposes three ‘Yard Drains’. [Sec. 22-803.2.B.1] Motion to recommend Council approval was made by Barry Thorne second by Joe Martarano and voted on unanimously in favor of the motion.

Motion to recommend Council grant a ninety (90) day extension was made by Joe Martarano second by Sylvia Costa and voted on unanimously in favor of the motion

FIRST COLUMBIA BANK – LAND DEVELOPMENT - 232-248 EAST STREET

Submission Date: December 28, 2017 – Ninety Day Deadline: March 28, 2018

Deadline for Action – Planning Commission by: March 22, 2018 – Council by: March 26, 2017

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. Kyle Bauman questioned whether the conceptual plan showing the building and fencing was the plan that was approved by the HARB. Staff will research this item.

Nomination and election of Chair and Vice-Chair

This item was put on hold until the January meeting due to the fact that three members were absent. Motion was made by Barry Thorne appointing Rich Bogar to be acting chair for the January meeting, motion was seconded by Joe Martarano and voted on three to one with Thorne, Costa and Martarano and voting yes and Bogar abstaining from the vote. Motion carried.

Next workshop is scheduled for January 18th @ 3:00 PM attending will be Rich Bogar and Barry Thorne. K. Bauman will contact the other commission members with regard to attending.

The next SOP meeting will be held on January 19th @ 3:00 PM. Sylvia Costa confirmed that she will attend, K. Bauman will contact the other commission members.

Being no further business the meeting adjourned at 7:20. PM
Notes taken by Christine Meeker.