

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
February 23, 2017**

Chairperson Rich Bogar called the meeting to order at 6:30 P.M. In attendance were Commission Members Mike Mertz, Ray Vought, Diane Levan and Ed Sabo. Also in attendance were Town Planner Bob Aungst, Code Enforcement Officer Kyle Bauman, and Administrative Assistant Christine Meeker. Absent were Members Joe Martarano and Michael Hatem.

Minutes from the January 26, 2017 meeting were approved with no corrections or additions.

ROBERT DWORSAK – LAND DEVELOPMENT – FRANKLIN AVENUE

Submission Date: January 26, 2017 – Ninety Day Deadline: April 21, 2017

Deadline for Action – Planning Commission by: March 23, 2017 – Council by: April 10, 2017

This plan is for the construction of a five (5) unit 119 by 24 townhouse style building, with a six (6) stall parking lot. The following modifications and waivers have been requested:

WAIVER AND MODIFICATION REQUESTS:

The developer requests a waiver from providing curbs and sidewalks along Franklin Avenue [Section 22-503; 22-504; 22-705; 22-706]. R. Vought made a motion to deny the request, motion was seconded by D. Levan and voted on three (E. Sabo, M. Mertz, and R. Bogar voting “No”) to two (R. Vought and D. Levan voting “Yes”) motion was defeated and the Commission recommends Council approve the waiver.

The developer is requesting a modification from the required 22 feet for access drives to allow a 20 foot access drive. [Section 22 -502.10.D.1] Staff has no issue with this request. On a motion by M. Mertz, seconded by E. Sabo and voted on unanimously, the Commission recommends Council approve the modification.

The developer is requesting a modification from the required 24 feet for parking lot aisle width to allow a 20 foot aisle width. [Section 22 -607.3.D.1] Staff has no issue with this request. On a motion by E. Sabo, seconded by M. Mertz and voted on unanimously, the Commission recommends Council approve the modification.

MATT ZOPPETTI – THE COURTYARD AT FIFTH STREET – LAND DEVELOPMENT

Submission Date: January 26, 2017 – Ninety Day Deadline: April 21, 2017

Deadline for Action – Planning Commission by: March 23, 2017 – Council by: April 10, 2017

This plan is for the construction of an approximately 26,000 square foot, 50 unit building to be constructed at the corner of West Fifth and West Streets. Parking will be situated on the adjoining lot as per the developer’s agreement. The commission reviewed portions of the developers agreement that outlines the various parking scenario’s that could take place. The commission was absolutely amazed that the Town Council would approve such a document, it puts an overwhelming burden on the code office to continually track the changes of commercial tenants in the buildings and the number of parking spots needed per commercial activity.

B.P.O. No. 436 Elks Home Association Land Development, Scott Township and Town of Bloomsburg

Kyle Bauman explained that the Elks Association is planning some changes to their parking lot and that a small corner of the area is situated within the Town limits. Ted Oman is requesting that the Town allow the land development process be handled under Scott Township authority. Motion was made by Mike Mertz ,seconded by Ed Sabo and voted on unanimously to allow Scott Township to handle this development.

Fraternal Organization Zoning Amendments

The commission requested more information on this item, therefore no action was taken.

Bloomsburg University North Parking Lot

A representative from Derek & Edson was present to explain an up coming project which will re-configure the north parking lot, widen Swisher Drive, demolish the garages behind Mitchell house and re-design the entrance off Lightstreet Road in the area of the maintenance center.

HHS Zoning Overlay – Curative Amendment Application

R. Bogar opened the discussion stating that the commission will not take any action on this item. Diane Levan disagreed with this position and made a motion to recommend Council approve the curative amendment, motion died for lack of a second. Ray Vought made a motion to take no action on the curative amendment item, motion was seconded by Ed Sabo and voted on three to two with Vought, Sabo and Bogar voting yes and Levan and Mertz voting no. The motion to take no action and pass this on to council without a recommendation was approved.

Mike Mertz stated that for the record council should budget funds for a solicitor for the planning commission. The use of the town solicitor for advice on matters before the planning commission creates a conflict.

Notes taken by Christine Meeker
Meeting adjourned at 8:07 PM