

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
February 28, 2019**

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

On a motion by B. Crawford and second by M. Mertz minutes from the February 28, 2019 meeting were approved with no corrections.

Bloomsburg Area School District Phase II– LOT INCORPORATION-LAND DEVELOPMENT

Submission Date: November 19, 2018 – Ninety Day Deadline: May 29, 2019

Deadline for Action – Planning Commission by: May 23, 2019 – Council by: May 27, 2019

Revision of Phase I land development in conjunction with the Town of Bloomsburg's flood protection project consisting of two levees to be constructed through the property. The school district is proposing to construct additions to the school building as well as new athletic fields within the proposed levee system. Phase II improvements include three synthetic turf athletic fields, parking lots and driveway alignment changes, and associated storm water facilities for the entire site. There remains just a few items to talk about before Council reviews it. On a motion by M. Mertz and second by E. Sabo, and voted on unanimously it is approved to send Phase II land development to Council for review.

The applicant proposes the revision to the Phase I/Phase II of the Bloomsburg Area High School/Middle School project. 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 additions to the school building as well as new athletic fields within the proposed levee system. Phase I was previously submitted and encompassed 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. This project includes revisions to the Phase I plan as well All fields and parking areas will have additional lighting installed. Staff has confirmed that the Town engineer has not provided comments at this time, however, as soon as they are received, the applicant and engineer will be working together to mitigate all issues in attempt to receive conditional approval at the March meeting. The goal is to have a recommendation to Council by April. Additionally, Eric Ness from Bloomsburg University requested a copy of the calculations conducted by the applicant to determine parking compliance.

R. Bogar explained that Code Enforcement officer, Kyle Bauman created a Standard Operating Procedure for the appointment and removal of any Planning Commission member. On a motion by John Thomas, Second by Ed Sabo, and vote on unanimously, the commission recommended sending this document to Council for review and approval.

K. Bauman informed the Commission that the Town of Bloomsburg is a participant in the National Flood Insurance Program. Being a part of the NFIP, the Town must adopt and enforce its Floodplain Ordinances. Bauman explained that after the 2011 flooding event, FEMA conducted a Community Assistance Visit for the Town of Bloomsburg. The CAV required the Town of Bloomsburg to update its policy and procedures regarding enforcement of all property located in the floodplain. Additionally, the Flood Ordinance was required to be amended. CRS Coordinator Charlie Fritz explained the amendments that were made to the ordinance and

many reviews conducted by both state and federal employees to assure that the Town ordinance met current requirements. Floodplain Administrator Rick Harmon explained when the requirements of the amended floodplain ordinance would affect property owners. An example was given that if a property should choose to put an addition on their house, then that addition would need to be in full compliance, however, the rest of the house would not be required to be elevated above the base flood elevation. K. Bauman mentioned that the Town Engineer had the opportunity to review the Ordinance; however, those comments have not been addressed with FEMA representatives to date. R. Bogar explained that staff and FEMA should review said comments and amend the ordinance if needed. The PC will revisit the Ordinance and consider a recommendation to Council for advertising at the March PC meeting.

R. Bogar gave a brief explaining the workshop committee in which Rick, Ed Sabo, Robert Aungst, Bill Kreisher, Toni Bell, Steve Colodonado, Ralph Magill, and Jack Varaly are members of. The committee has been meeting with Town Planner Jack Varaly as well as legal counsel to mitigate the Curative Amendment applications submitted by Bloomsburg Industrial Ventures. Additional updates will be provided at the March PC meeting.

Kyle Bauman updated the Commission that members of the Shade Tree Commission, Administrative Assistant, and himself have been amending the current shade tree commission ordinance. A clean draft will be completed in the near future and then sent to legal counsel for review and comment. The draft ordinance will then be forwarded back to the PC for review and a recommendation to Council for advertising.

Next workshop is scheduled for March 21, 2019 at 1:00 p.m. M. Mertz and R. Bogar, will be attending. E. Sabo will fill in if no other PC member can attend.

Being no further business the meeting adjourned at 8:00 p.m.

Notes taken by Kyle Bauman.