

Bloomsburg Town Council held a Public Hearing on Monday, November 18, 2013, beginning at 6:00 p.m. in Council Chambers, Town Hall, 301 East Second Street, Bloomsburg, PA. Present were Mayor W. Carey Howell; Council Members Diane Levan, Sylvia Costa, William Kreisher, Fred Trump and Eric Bower ; Town Administrator William Lowthert; Assistant Code Enforcement Officer Ralph Magill; Code Enforcement Officer Kyle Bauman; Solicitor Jack Mihalik and Administrative Assistant Christine Meeker. Absent was Council Member Sandra Davis.

The Public Hearing was held to gather input on three proposed changes to the Business Campus (BC) District regulations. Developer Matt Zoppetti is requesting to increase the building height from 50 feet to 65 feet, to increase the setbacks as follows: a building up to fifty (50) feet in height but not more than fifty (50) feet, shall have a ten (10) foot set back on the front, rear and /or any side that abuts a different zoning district. A building fifty (50) to sixty-five (65) feet in height shall have a set back of twenty (20) feet on the front, rear and /or any side that abuts a different zoning district. Required parking for uses/buildings does not have to be on the principal lot but can be located anywhere in the current BC District as it exists today.

Solicitor Mihalik expressed that Council should look at adding a shopping mall type use and definition to the Zoning Ordinance to address the issue of multiple/mixed uses on a principal lot and to add a shared parking definition.

Planning Commission Member Barry Thorne stated that the parking issue should be tabled for the moment to allow the Commission and staff to research and develop a definition and a formula for shared parking. The Planning Commission and Council need to keep in mind that what we set in motion now will have an impact on what takes place in the future.

S. Costa question Mr. Zoppetti with regards to the parking along West Sixth Street. Currently the teachers at the elementary school park along Sixth Street. The proposed project will change the configuration of the parking stalls, thus eliminating some. D. Levan stated that it is not our responsibility to provide parking for the teachers. That is the school districts job.

Planning Commission Member Ray Vought stated that the Commission worked on this text change request for months to develop regulations that would allow the area to be developed to its maximum potential while providing protection to the neighboring residential areas.

Steve Coladonato questioned the width of the right of way on Sixth Street in relation to the set back of the proposed buildings. He also questioned the ingress and egress for the property stating that according to the Subdivision and Land Development Ordinance, a development with only one entrance should have a boulevard type driveway with a concrete divider.

On a motion by B. Kreisher, seconded by D. Levan and voted on unanimously, Council authorized Solicitor Mihalik to draft an ordinance amending the text of the Business-Campus District regulations.

With no further business, the Public Hearing concluded at 7:22 p.m. Council adjourned into Executive Session and did not reconvene.

WILLIAM LOWTHERT  
Town Administrator & Secretary