PLANNING COMMISSION MEETING

Thursday, November 21, 2024 6:00 p.m.

Council Chambers

Pledge to the flag.

Approval of the October 17, 2024 meeting minutes.

Guest identification and reason for attendance.

**New Business:**

**925 Millville Rd. - Steve Shannon - Land Development**

**WAIVER REQUESTS:**

1. **SSWO – Section 21-205.2.** – Sidewalks and curbs shall be installed along Millville Road (SR 4009) if directed by the Town Council. [reference also SALDO – Section 22-404.D.(1)(a)20)b), SALDO – Section 22-503., SALDO – Section 22-504., SALDO – Section 22-705., and SALDO – Section 22-706.]
2. **SALDO – Section 22-802.3.J.** – The bottom of the proposed SCM 002 stormwater management facility shall have a minimum slope of 1.5%.

***The Applicant’s Consultant has requested a waiver to allow for the facility bottom to be level (0% slope). No engineering issues with this request.***

***Recommendation for conditional Approval with the following conditions being met:***

1. The ‘Engineers Certification of Construction Within a Floodplain’ statement provided on LD sheet 1 shall be signed and sealed.
2. The ‘Surveyor Certificate’, ‘Engineers Certification’ and ‘Certificate of Ownership, statements provided on LD sheet 1 shall be signed, dated and notarized accordingly.
3. Fire hydrant must be added within 600’ of the existing and proposed buildings on site, as measured by way of accessible streets.
4. Variance must be obtained through Zoning Hearing Board prior to Final Land Development approval.
5. Financial security shall be provided for all proposed site improvements. A Developers Agreement must also be signed and notarized.
6. A Stormwater Operations & Maintenance Agreement shall be prepared and executed between the Applicant/Owner and the Town for all existing and proposed drainage and stormwater management facilities on the property.

**480 W. Fifth Street – Reiter Automotive – Subdivision**

***Recommendation for conditional Approval with the following conditions being met:***

1. The Columbia County Planning Commission review comments must be satisfied.
2. All plans shall be signed and sealed by the Plan Preparer. The ‘Certificate of Survey Accuracy’ statement provided on sheet C001 shall also be sealed.
3. The ‘Certificate of Ownership and Acknowledgment of Plan’ statement provided on sheet C001 shall be signed by owner and notarized.
4. Draft Deeds must be provided for both proposed lots.
5. **2025 Meeting/workshop dates and times**

**Old Business:**

**NONE**

**Next review meeting – December 12, 2024 at 1:00 p.m.**

**Next Planning Commission meeting –December 19, 2024 at 6:00 p.m.**