

PLANNING COMMISSION MEETING
Thursday, December 19, 2024 6:00 p.m.
Council Chambers

Pledge to the flag.

Approval of the November 21, 2024 meeting minutes.

Guest identification and reason for attendance.

New Business:

BRH Homes In PA Central LLC- Oak Lane - Subdivision

Recommendation for conditional Approval with the following conditions being met:

- A. The Columbia County Planning Commission shall review the Plan and provide comments for consideration.
- B. The Ownership Statement provided on the Plan shall be signed by the Owner and notarized.
- C. Error of closure computations should be provided for both proposed lots.
- D. Draft Deeds should be provided for both proposed lots.
- E. The 'Town of Bloomsburg Engineer Certificate' statement provided on the Plan can be deleted.

Old Business:

925 Millville Rd. - Steve Shannon - Land Development

Recommendation for conditional Approval with the following conditions being met:

- A. The 'Engineers Certification of Construction Within a Floodplain' statement provided on LD sheet 1 shall be signed and sealed.
- B. The 'Surveyor Certificate', 'Engineers Certification' and 'Certificate of Ownership, statements provided on LD sheet 1 shall be signed, dated and notarized accordingly.
- C. Financial security shall be provided for all proposed site improvements. A Developers Agreement must also be signed and notarized.
- D. Markers shall be set at the property corners at the ends of lines L1 & L2 along the front of the site.
- E. Specifications for the proposed "Compacted Clay Core" material shall be provided at the Basin Berm Clay Core Cross Section detail provided on LD sheet 8.
- F. The Erosion and Sediment Pollution Control (ESPC) Plan shall be deemed adequate by the Columbia County Conservation District (CCCD). Furthermore, since the limits of earth disturbance activities will exceed one (1) acre, a National Pollutant Discharge Elimination System (NPDES) Permit for Stormwater Discharges must be obtained from the CCCD and/or the Pennsylvania Department of Environmental

Protection (PA DEP). Copies of the final approved ESPC Plan and adequacy letter and the NPDES Permit and supporting data shall be provided once they are obtained.

- G. 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.

Next review meeting – January 9, 2025 at 1:00 p.m.

Next Planning Commission meeting – January 16, 2025 at 6:00 p.m.