

**TOWN OF BLOOMSBURG  
PLANNING COMMISSION  
March 22, 2018**

Acting Chairperson Joe Martarano called the meeting to order at 6:30 P.M. In attendance were Commission Members Barry Thorne, Ed Sabo, and Sylvia Costa. Also in attendance were Code Enforcement Officer Kyle Bauman and Admin Asst. Christine Meeker. Absent was Rick Bogar, Mike Mertz and Diane Levan.

Minutes from the February 22, 2018 meeting were approved with no correction or additions.

**SILK MILL APARTMENTS – LAND DEVELOPMENT - 250 W. 6<sup>TH</sup> STREET**

**Submission Date: October 26, 2017 – Ninety Day Deadline: January 24, 2017**

**Deadline for Action – Planning Commission by: December 28, 2017 – Council by: January 22, 2017**

**Ninety Day Extension Granted by Council on January 2, 2018.**

**Deadline for Action – Planning Commission by: March 22, 2018 – Council by: March 26, 2018**

The proposed project, located at 250 West Sixth Street, consists of the construction of a four story 20,000 square foot multi-family residential building housing 64 units and a related parking area. The building will be a mix of low/mod income units and market ready units. The fourth floor will house a fitness room and community room with an open air deck. On a motion by Ed Sabo seconded by Sylvia Costa and voted on unanimously the commission recommends Council grant conditional approval. The conditional items are as follows:

- A. The ‘Design Engineer Certificate’ statement provided on sheet no. G0.00 shall be signed and sealed. A Professional Land Surveyor’s statement certifying the accuracy of the survey shall also be provided on the plan and signed and sealed. [Sec. 22-404.B.(1)(a)5) and Sec. 22-404.D.(1)(a)4)]
- B. The ‘Certification of Ownership’ statement provided on sheet no. G0.00 shall be signed by Owner and notarized. The ‘Stormwater Management Access Easement Certification’ and ‘Stormwater Certification (Owner)’ statements shall also be signed. [Sec. 22-404.B.(1)(a)7), Sec. 404.B.(1)(a)8) and Sec. 22-404.D.(1)(a)5)]
- C. Drainage easement agreements shall be executed between the Property Owner and the Town. [Sec. 22-404.D.(1)(a)20)k), Sec. 22-505.1. and Sec. 22-802.3.K.]
- D. An amount shall be provided to the Town to cover maintenance for any facilities dedicated to the Town. For facilities to be maintained by the Property Owner, a written agreement shall be provided and executed between the Property Owner and the Town. [Sec. 22-805.]

**FIRST COLUMBIA BANK – LAND DEVELOPMENT - 232-248 EAST STREET**

**Submission Date: December 28, 2017 – Ninety Day Deadline: March 28, 2018**

**Deadline for Action – Planning Commission by: March 22, 2018 – Council by: March 26, 2017**

The applicant proposes the demolition of the existing bank drive thru, construction of a new drive thru and the modification of the existing exit located on East Street. The applicant also proposes the incorporation of four lots associated with the land development. The applicant requests the following modifications.

- 1. Proposed access drives shall have widths of no less than twenty-two feet. [Sec. 22-502.10.D.1] The applicant has requested a modification to allow for a twenty foot width. Staff and the engineer have no issue with this request. Motion made by Barry Thorne seconded by Sylvia Costa and voted in unanimously to approve.

2. Proposed curb radii shall be indicated on the plan for the access drive intersections with Catherine Street. The minimum allowable radius in ten (10) feet. The applicant has requested a modification to allow for smaller radius. Staff and the engineer have no issue with this request. Motion made by Sylvia Costa seconded by Ed Sabo and voted on unanimously to approve.

On a motion by Barry Thorne seconded by Sylvia Costa and voted on unanimously the commission recommends Council grant conditional approval. The conditions are as follows:

1. Financial Security must be provided for all site improvements. [Sec. 22-403.1.A and Sec. 22-404.C]

### **BRIAR CREEK FARMS – Lot Incorporation and Land Development**

**Submission Date: February 22, 2018 – Ninety Day Deadline: May 24, 2018**

**Deadline for Action – Planning Commission by: April 26, 2018 – Council by: May 14, 2017**

The applicant proposes to incorporate 0.59 acres of an existing 66.65 acre parcel with an existing 0.55 acre parcel to create a 1.14 acre parcel. The applicant proposes to build a 6,400 sq.ft. warehouse distribution center on this parcel. Bob Aungst questioned the status of E 7<sup>th</sup> Street as an unopened street and if the town owns it. Kyle Bauman will contact Cleve Hummel for a legal opinion on this issue.

### **MILLER AVENUE PROJECT**

Dan Knorr, Tim Wagner and Fred Gaffney were present to discuss the Miller Avenue pedestrian walkway project. Mr. Knorr explained the one the components of the grant requirement is a letter from the Planning Commission stating that the project aligns with the Comprehensive Plan. Mr. Knorr stated that he would draft the letter and forward it the planning commission for their approval at the April meeting.

### **SIDEWALK ORDINANCE**

The commission reviewed the draft sidewalk ordinance and were unable to come to an agreement on the issue of tree removal and on the time table for repair/replacement of sidewalks when cited by the code office. The commission members will get all their comments together for the April meeting and do a roll call vote in the items of most concern.

### **PARKING STRUCTURE REGULATIONS**

The commission reviewed the parking structure draft ordinance and have the following comments.

1. Section 3-DD-1, No parking facility shall be designed, constructed or maintained to have any frontage upon Main Street, nor shall any portion of the lot have frontage upon Main Street.  
**( Remove the word “lot” and change to “ nor shall any portion of the parking facility have frontage upon Main Street)**

2. The Town of Bloomsburg has a Mayor not a president of Council.

3. Section 8-8, The commission debated this section for more the forty-five minutes and could not come to a consensus. **There are so many variables that could take place and the burden of policing this section will fall on whom???????**

It is the position of the commission that a workshop with the Council is needed to hammer out these very important issues, therefore the commission does not have a recommendation at this time.

## **Courtyard at 5<sup>th</sup> Street Plan**

Kyle Bauman updated the commission on the status the Courtyard at 5<sup>th</sup> Street land Development plan. All of the conditional items have been taken care except for one letter, when that letter is received the plans will be released for recording.

## **Review Workshop**

The next review workshop will be held on April 19 at 3:00 PM. Kyle

Being no further business the meeting adjourned at 9:15 PM

Noted taken by Christine Meeker.