

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
March 23, 2017**

Chairperson Rich Bogar called the meeting to order at 6:30 P.M. In attendance were Commission Members Ray Vought, Joe Martarano, Michael Hatem, Diane Levan and Ed Sabo. Also in attendance were Town Planner Bob Aungst, Code Enforcement Officer Kyle Bauman, and Administrative Assistant Christine Meeker. Absent was Mike Mertz.

Minutes from the February 23, 2017 meeting were approved with no correction or additions.

ROBERT DWORSAK – LAND DEVELOPMENT – FRANKLIN AVENUE

Submission Date: January 26, 2017 – Ninety Day Deadline: April 21, 2017

Deadline for Action – Planning Commission by: March 23, 2017 – Council by: April 10, 2017

This plan is for the construction of a five (5) unit 119 by 24 townhouse style building, with a six (6) stall parking lot. On a motion by D. Levan, seconded by M. Hatem and voted on unanimously, the Commission recommends Council conditionally approve the plan contingent upon the following items being met:

1. Financial security must be provided for all proposed site improvements. A construction cost estimate shall be submitted. [Sec. 22-403.1.A. and Sec. 22-404.C.]
2. A sewage facilities planning module exemption must be approved by the PA DEP for the proposed connection to the sanitary sewer system. A copy of the approval letter shall be provided. [Sec. 22-403.1.A.(2)(w)]
3. Certificates of agreement to provide service or ability to serve letters from all applicable utility companies shall be provided. [Sec. 22-404.D.(1)(a)20)d) and Sec. 22-804.]

NOTE: The Commission recommends that the applicant contact the owner of the adjacent property for an agreement with regards to the construction of the landscape wall.

MATT ZOPPETTI – LAND DEVELOPMENT – THE COURTYARD AT FIFTH STREET

Submission Date: January 26, 2017 – Ninety Day Deadline: April 21, 2017

Deadline for Action – Planning Commission by: March 23, 2017 – Council by: April 10, 2017

This plan is for the construction of an approximately 26,000 square foot, 50 unit building to be constructed at the corner of West Fifth and West Streets. Parking will be situated on the adjoining lot as per the developer's agreement. R. Bogar made a motion that all comments with regard to parking requirements are irrelevant due to the developer's agreement dated May 23, 2016 and the submitted plan dated August 2, 2016. Motion was seconded by D. Levan and voted on Five (5) (R. Bogar, D. Levan, E. Sabo, M. Hatem and R. Vought voting "Yes") to One (1) (J. Martarano voting "No").

On a motion by R. Vought, seconded by D. Levan and voted on Five (5) (R. Vought, D. Levan, R. Bogar, M. Hatem and E. Sabo voting "Yes") to One (1) (J. Martarano voting "No"), the Commission recommends Council conditionally approve the plan contingent upon the following items being met:

1. Evidence that the land development can be adequately supplied with potable water shall be provided. [Sec. 22-404.B.(2)(e)]
2. The erosion & sediment pollution control (E&SPC) plan shall be deemed adequate by the Columbia County Conservation District. A copy of the final approved plan and adequacy letter shall be provided. [Sec. 22-404.B.(2)(f), Sec. 22-404.D.(1)(a)17), Sec. 22-508. and Sec. 22-804.]

3. An approval letter from the PA DEP shall be provided for the sewage planning exemption for the proposed sanitary sewer connection to the existing main. [Sec. 22-404.B.(2)(g) and Sec. 22-404.D.(1)(a)20f)]
4. Financial security shall be provided for all proposed site improvements. A construction cost estimate shall be provided. [Sec. 22-404.C.]
5. Certificates of agreement to provide service or ability to serve letters from all applicable utility companies shall be provided. [Sec. 22-404.D.(1)(a)20d) and Sec. 22-804.]
6. The 'Engineer's Certificate' and 'Surveyor's Certificate' statements provided on the title sheet shall be signed and sealed. [Sec. 22-404.B.(1)(a)5) and Sec. 22-404.D.(1)(a)4)]
7. The 'Certification of Ownership' statement provided on the title sheet shall be signed and notarized. [Sec. 22-404.B.(1)(a)7), Sec. 22-404.B.(1)(a)8) and Sec. 22-404.D.(1)(a)5)]
8. A profile for the proposed water line shall be provided on the Plan. [Sec. 22-404.B.(2)(d) and Sec. 22-404.D.(1)(a)20c)]

BLOOMSBURG UNIVERSITY – LAND DEVELOPMENT – NORTH PARKING LOT

Submission Date: March 23, 2017 – Ninety Day Deadline: June 21, 2017

Deadline for Action – Planning Commission by: May 25, 2017 – Council by: June 12, 2017

Eric Ness and representatives from Derck & Edson Associates were present to explain the project which will re-configure the north parking lot, widen Swisher Drive, demolish the garages behind the Mitchell House and re-design the entrance off Lightstreet Road in the area of the Maintenance Center. The Commission is waiting on comments from the engineer therefore, no action was taken at this time.

WHITMOYER/SEAMANS – INCORPORATION SUBDIVISION – 1107 CATHERINE STREET

Submission Date: March 23, 2017 – Ninety Day Deadline: June 21, 2017

Deadline for Action – Planning Commission by: May 25, 2017 – Council by: June 12, 2017

The proposed incorporation is located at 1107 Catherine Street. The applicant(s) propose to combine three existing lots into one 0.32 acre lot. On a motion by R. Vought, seconded by E. Sabo and voted on unanimously, the Commission recommends Council conditionally approve the plan contingent upon the following items being met:

1. The plan shall be submitted by the Applicant to the Columbia County Planning Commission for review and recommendation. A copy of their comments shall be provided. Any applicable comments from the Columbia County Planning Commission must be addressed. Confer with Codes Office. [Sec. 22-203.]
2. A proposed Deed of Incorporation shall be submitted to the Code Enforcement Office for review and approval by the Town solicitor.

FRATERNAL ORGANIZATION ZONING AMENDMENT

J. Martarano explained the changes to the Commission that will allow fraternal organizations in the H-D, U & U-EP Districts. On a motion R. Vought, seconded by R. Bogar and voted on unanimously, the Commission recommends Council approve the changes to the ordinance.

The next workshop will be held on April 20, 2017 with R. Vought, J. Martarano, and D. Levan attending.

Being no further business, the meeting adjourned at 9:00 P.M.

Notes taken by Christine Meeker