

**TOWN OF BLOOMSBURG  
PLANNING COMMISSION  
March 28, 2019**

Chairperson Rick Bogar called the meeting to order at 6:30 P.M. In attendance were Commission member's Ed Sabo, Rick Bogar, Barry Thorne, Mike Mertz, and Bonnie Crawford. Absent was John Thomas. Also, in attendance Administrative Asst. Jessica Graham, Code Enforcement Officer Kyle Bauman, Town Planner Bob Aungst, and Director of Code Enforcement Ken Roberts.

On a motion by B. Crawford and second by M. Mertz minutes from the February 28, 2019 meeting were approved with no corrections.

**Bloomsburg Area School District Phase II– LOT INCORPORATION-LAND DEVELOPMENT**

**Submission Date: November 19, 2018 – Ninety Day Deadline: May 29, 2019**

**Deadline for Action – Planning Commission by: May 23, 2019 – Council by: May 27, 2019**

Revision of Phase I land development in conjunction with the Town of Bloomsburg's flood protection project consisting of two levees to be constructed through the property. The school district is proposing to construct additions to the school building as well as new athletic fields within the proposed levee system. Phase II improvements include three synthetic turf athletic fields, parking lots and driveway alignment changes, and associated storm water facilities for the entire site. There remains just a few items to talk about before Council reviews it. The goal is to have a recommendation to Council by April. On a motion by M. Mertz and second by E. Sabo and approved unanimously to send Phase II land development to Council for review.

After consultation with the Town's engineer, staff believes the plan could be approved with the following waivers and conditional items being met:

Motion to recommend Council grant a conditional approval based on the Waivers and Conditional items listed was made by M. Mertz second by B. Thorne and approved unanimously in favor of the motion. A letter of acceptance of these conditions must be received by the Codes Enforcement Office within thirty (30) days of the date of this letter or the application will be automatically denied.

**Waiver Requests:**

Financial security shall be provided for the proposed site improvements. A construction cost estimate shall be provided. [Sec. 22-404. C.]

**Conditional Items:**

1. The Certification of Ownership statement provided on sheet LD-CS shall be signed and notarized. [Sec. 22-404.D.(1)(a)7], Sec. 22-404.B.(1)(a)8) and Sec. 22-404.D.(1)(a)5].

2. Copies of the Reimbursement and Right-of-Way Agreements for the relocation of the underground fiber optics line between the School District and Verizon shall be provided. [Sec. 22-805. B.]

3. An Operation & Maintenance Agreement shall be prepared and executed between the Town and the School District for all proposed drainage and stormwater management facilities on the site. [Sec. 22-805. B.]

**Municipal Authority of the Town of Bloomsburg Waste Water Treatment Facility Land Development**

**Submission Date: March 14, 2019 – Ninety Day Deadline: June 26, 2019**

**Deadline for Action – Planning Commission by: May 23, 2019 – Council by: May 27, 2019**

Upgrades to the treatment plant include a new influent wastewater screening facility, a new influent grit removal facility, upgrades to the raw pump station, upgrades to the primary clarifiers, various pump systems and electrical systems. Plans have to be sent to Town Engineer before moving any further. These upgrades concern pretreatment and primary treatment processes and it has been 20 years since the last upgrade. After the proposed renovations are completed the Waste Water Treatment Facility will be able to capture and treat the sewage before it gets to the treatment plant itself. Also, a new stairwell will be built so it will make the tanks more accessible. FEMA base flood elevation levels are being addressed. The new construction will be elevated up four feet above the current structure height to accomplish this. These are necessary changes so the facility may keep their permit along with meeting DEP standards. Once the plans for the land development get back from the Town Engineer, they will be forwarded to the Treatment facility engineer for review and responses.

### **Homeless Shelter Curative Amendment Review and Recommendation to forward to Council**

R. Bogar distributed to the committee members a draft of the cures that would soon go to Council. This is regarding Matt Zopetti's two curative amendments that he filed about homeless shelters and drug rehabilitation centers. The Town of Bloomsburg's ordinances were deemed to be exclusionary, so the town is currently working to amend the zoning ordinance. R. Bogar then went on to say that the new ordinances that the committee has been creating will cover homeless shelters, substance abuse treatment facilities and halfway housing for people on parole or probation. The committee ensured that the new cures being drafted clearly define a homeless shelter for a rural area. The committee that was put together to establish these amendments are people with a wide variety of viewpoints and feedback for the Columbia-Montour counties. R. Bogar went on to state that he checked in with the Gatehouse facility and the AGAPE facility for the homeless. The Gatehouse also has an onsite management plan and his facility can hold up to 27 people. Both facilities do background checks and the committee has also put into consideration that if a homeless shelter were to be constructed that it would follow the same guidelines for background checks. R. Bogar then stated that the cures include that there will not be a cluster of shelters and that they need to be at least one thousand feet apart from one another. On a motion from B. Throne and second by B. Crawford and vote on unanimously they recommended that this document be forwarded to council with the noted grammatical correction that was amended by the committee.

R. Bogar said that next week they will be done with the other two amendments and they want to get it done before the next committee meeting. To get this accomplished there will be a special public Planning Commission meeting to go over the amendments April 10<sup>th</sup> at 6:30pm. All will be attending except M. Mertz who is unavailable.

### **OLD BUSINESS:**

K. Bauman addressed the committee that the Shade Tree Ordinance is now complete. Community & Economic Development Committee voted to forward it to the solicitor. On a motion by M. Mertz and second by B. Throne and vote on unanimously they recommended it to go to Council for advertising once the town solicitor and COMM-D complete their review.

K. Bauman addressed the committee that the final Floodplain ordinance document was approved by Leslie Rhoades. K. Bauman noted the email in which L. Rhoades indicated that the Town must make sure the attached, approved version is adopted. It was strongly recommended that the Town does not make any changes prior to adoption; alterations that are not reviewed by the PA DCED which may result in a non-compliant ordinance. On a motion by B. Crawford and second by R. Bogar and voted on unanimously they recommended to move this document on to Council for final review once it has been reviewed by the town solicitor.

R. Bogar addressed the committee on the S.O.P. regarding PC Member appointments and removal processes. The Document was forwarded to the Admin/Finance Committee and they wanted to see a different format than what was presented to them. Admin/Finance wanted more of a list, Crawford stated. R. Bogar and B. Crawford will be updating the submitted document for review at the next PC workshop.

Steve Boughter submitted a letter of interest and was in attendance as a guest during the meeting to get acclimated with the procedures of the Planning Commission and to answer any questions the members of the Planning Commission had for him. He stated that he is retired and has 20 years' experience as a PA Fish and Game Commissioner and that he found out about the opening in the newspaper article. He is motivated to contribute to the community and wants to improve the Town of Bloomsburg. On a motion by M. Mertz and second by B. Throne and voted unanimously, the Planning Commission recommend his application be forwarded to Admin/Finance committee for review.

Next review Committee meeting is scheduled for April 18, 2019 at 10 am. In attendance will be E. Sabo, R. Bogar, and M. Mertz.

Being no further business the meeting adjourned at 8:05 p.m.

Notes taken by Jessica Graham and Ken Roberts.

DRAFT