

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
April 27, 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, Mike Mertz, and Ed Sabo. Also in attendance were Town Planner Bob Aungst, and Code Enforcement Officer Kyle Bauman. Absent was Diane Levan.

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

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

Nichole Mendinsky from Derck & Edson Associates was 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. Ms. Mendinsky explained her concerns to the specific comments from the towns engineer specifically the zoning requirement that requires a minimum of 10% of the total interior parking area to be provided for pedestrian walkaways. Ms. Mendinsky made mention that striping pedestrian routes through the parking lot does not meet the intent of providing safety for pedestrians. It was mentioned that this type of layout would result in a direct path for only those parking spaces immediately adjacent to the striped area.

Ms. Mendinsky also questioned the zoning comment in regards to the proposed parking lot being within 50 feet from the lot lines, which was described as being a structure. She had mentioned that typically parking lots are customarily incidental to the principal structure and that parking lots should be considered to be an accessory to the principle use on that lot. Staff will follow up with the town engineer to get an official determination on these two comments. The commission went on to recommend that no action would be taken on the zoning issues that were outlined. The applicant may be required to appeal the zoning decision to the Zoning Hearing Board.

The applicant went on to add that they didn't anticipate many remaining issues with the comments that were submitted to them. There was an additional zoning comment that referenced a retaining wall that was not permitted to extend past 4 feet in height. The developers did not believe that the retaining wall would be in excess of 4 foot, and where made aware that if the wall would extend beyond the 4 foot requirement, that a variance would be required for that relief as well.

BLOOMSBURG UNIVERSITY – LAND DEVELOPMENT – WALLER BUILDING

Submission Date: April 13, 2017 – Ninety Day Deadline: July 12, 2017

Deadline for Action – Planning Commission by: June 22, 2017 – Council by: June 10, 2017

Chris McDermott from Reilly Associates was present to explain the project which proposes the addition of a new administration and student building. The building will replace the existing Waller Building. The Building is projected to be 4 stories and will house a variety of administrative offices as well as classroom space. Mr. McDermott went through the variances they are requesting relief from as well as the waivers and modifications as well. J. Martarano questioned the square footage comparison between the two buildings being removed and added. Eric Ness went on to explain the reason for this demolition process was because of budget requirements. M. Ness explained that the current Waller building would eventually be demolished and created into additional parking as part of the Universities master plan. This was an explanation of the different phases of development due to state approvals and funding requirements.

The applicant has requested the following waivers/modifications from the Subdivision and Land Development Ordinance: 1. Waiver Section 22-404.B.1.a for providing plan sheet size of 24" x 36" and a reproducible sepia. The applicant requests the plans to be accepted on 30" x 42" sheets as required by the Department of Government Services, and that in lieu of a reproducible sepia, a cd of the entire submission was included with the original submittal. M. Mertz

made a motion to grant a modification to allow for this relief. E. Sabo second, and voted on unanimously. The applicant also requested a waiver from Section 22-404.C from requiring submission of the final plan after approval of the preliminary plan. The applicants request the plans be reviewed as a preliminary/final submission concurrently. M. Mertz made the motion to grant this relief, second by E. Sabo, and voted on unanimously.

R. Bogar requested that the Planning Commission members meet with Town Council to discuss the PC being authorized to grant final approval with all SALD applications prior to the Town Council Meeting on May 22nd at 6pm.

The next workshop will be held on May 18, 2017 with M. Mertz, E. Sabo, and R. Bogar attending.

Mike Mertz made comment that he would like all developers agreements to be reviewed by the Planning Commission. It was noted, however, that the Commission would wait until after the meeting on the 22nd of May to see if the Planning Commission will be granted approval authority.

Being no further business, the meeting adjourned at 8:00 P.M.

Notes taken by Kyle Bauman