

**TOWN OF BLOOMSBURG  
PLANNING COMMISSION  
May 24, 2018**

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

Minutes from the April 26, 2018 meeting were approved with no correction or additions.

**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**

**Ninety Day Extension was approved on May 14, 2018.**

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. The commission reviewed the most recent set of engineering comments, discussion centered around the ownership of E. 7<sup>th</sup> Street and the use of the right of way. The applicant has requested the following waivers.

**Waivers and Modifications:**

1. Sidewalks and curbs shall be proposed along the East Seventh Street extension. Appropriate construction details shall be added to the Plan. [Sec. 205.1., Sec. 207. and Sec. 208.] (*same as SALDO comment # 12*) The Applicant's Engineer has requested a waiver from this requirement. Staff has no issues with this request. Motion to recommend approval was made by Barry Thorne, second by Mike Mertz and voted on unanimously to approve.
2. The Plan proposes an access drive from the East Seventh Street/Hazle Street intersection to the site through an extension of the East Seventh Street right-of-way. [Sec. 22-502.1.A., Sec. 22-502.1.D. and Sec. 22-703.] The Applicant's Engineer has requested a waiver from this requirement. Staff has no issues with this request. Motion to recommend approval was made by Rich Bogar, second by Mike Mertz and voted on unanimously to approve.
3. The proposed access drive shall be clearly defined by the use of curbing. [Sec. 22-502.10.D.(1)] The Applicant's Engineer has requested a waiver from this requirement. Staff has no issues with this request. Motion to recommend approval was made by Barry Thorne, second by Mike Mertz and voted on unanimously to approve.
4. A landscape plan shall be provided. [Sec. 22-510.A., Sec. 22-606. and Sec. 22-607.3.A.] The Applicant's Engineer has requested a waiver from this requirement. The Planning Commission is recommending SALDO permitted trees along the norther property line of the development. Motion to recommend Council waiver all other landscaping requirements was made by Rich Bogar, second by Mike Mertz and voted on unanimously to approve.
5. The proposed parking spaces shall be 10' x 20' in size. However, the Zoning Ordinance, Sec. 27-801.3.B.(2)2), allows for spaces to be 9' x 18' as the Plan proposes. [Sec. 22-607.2.] The Applicant's Engineer has requested a waiver from this requirement. Motion to recommend approval was made by Mike Mertz, second by Rich Bogar and voted on unanimously to approve.
6. Where a sidewalk abuts a curb, wall, building or any other structure, a premolded expansion joint 1 ½" in thickness shall be placed between the sidewalk and said structure for the full length of said structure. The Plan depicts 1/4" wide joints. [Sec. 22-706.E]. Motion to recommend approval was made by Mike Mertz, second by Barry Thorne and voted on unanimously to approve.

7. Street lights shall be provided for the East Seventh Street extension. [Sec. 22-709.] In lieu of Street Lights the Applicant will install light packs in the side of the building. Motion to recommend approval was made by Joe Martarano, second by Rich Bogar and voted on unanimously to approve.

Motion to recommend Council grant a conditional approval was made by Mike Mertz, second by Barry Thorne and voted on unanimously to approve. The conditional items are listed below.

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.] An 'Opinion of Probable Cost' prepared by Livic Civil, LLC, dated March 19, 2018 has been provided. A marked-up copy of that estimate has been provided for the Applicant's Engineer's use in making revisions.
2. The 'Survey Certification' & 'Engineer Certification' statements provided on sheet no. LD-0 shall be signed, sealed and dated. All plans shall be also be signed and sealed. [Sec. 22-403.1.A.(2)(o)]
3. The 'Certificate of Ownership and Acknowledgement of Application' statement provided on sheet no. LD-0 shall be signed by the Owners and notarized. [Sec. 22-403.1.A.(2)(s) and Sec. 22-403.1.A.(2)(t)]
4. A copy of the required Sewage Facilities Planning Module exemption letter from the PA DEP shall be provided for the proposed connection to the existing sanitary sewer system. The proposed sanitary lateral location and design shall also be approved by the Municipal Authority. [Sec. 22-403.1.A.(2)(w) and Sec. 22-704.1.]
5. Sidewalks and curbs shall be proposed along the East Seventh Street extension. Appropriate construction details shall be added to the Plan. [Sec. 22-705. and Sec. 22-706.] A waiver request is under consideration.

## **BLOOMSBURG UNIVERSITY – LAND DEVELOPMENT – GATEWAY IMPROVEMENTS**

**Submission Date: May 24, 2018 – Ninety Day Deadline: August 23, 2018**

**Deadline for Action – Planning Commission by: July 26, 2018 – Council by: August 13, 2018**

The application proposes to enhance the University gateway located at the intersection of SR. 487, Country Club Road and Swisher Circle. No engineering comments were available therefore no action was taken.

The commission accepted the resignation of Diane Levan effective immediately.

The commission reviewed both the sidewalk ordinance and the parking ordinance. The chair has requested any comments to be forwarded to him by June 1<sup>st</sup>.

The commission interviewed Alex Dubil with regard to the open seat on the commission. This will go to the Admin/Finance committee for further discussion.

A copy of the draft SOP will be distributed to all commission members at the June meeting.

Next workshop is scheduled for June 18<sup>th</sup> with Barry and Rick attending.

Being no further business the meeting adjourned at 7:50 PM.

Notes taken by Christine Meeker.