

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
May 25, 2017**

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

Minutes from the April 27, 2017 meeting were approved with no correction or additions.

BLOOMSBURG UNIVERSITY – LAND DEVELOPMENT – EAST 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

This project 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 applicant has requested the following waivers/modifications from the Subdivision and Land Development Ordinance.

1. Modification Section 22-404.B.1.a for providing plan sheet size of 24" x 36" The applicant requests the plans to be accepted on 30" x 42" sheets as required by the Department of Government Services. Motion was made by Ray Vought seconded by Ed Sabo and voted in unanimously.

On a motion by Ray Vought second by Mike Mertz and voted on unanimously the commission recommends Council grant conditional approval for this project. The conditional items are listed below.

1. 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.]

2. An NPDES Permit for Storm Water Discharges Associated with Construction Activities is required for this project. A copy of this permit once obtained shall be provided. [Sec. 22-403.1.A(1) and Sec. 22-804.]

3. An agreement for the ownership and maintenance of all proposed drainage/storm water management facilities shall be provided. The applicant stated that this is standard and covered in the NPDES permit.

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

There are numerous outstanding items on the project therefore no action was taken.

AAA Student Housing Curative Amendment Request

Matt Zoppetti was present to discuss his request to amend the zoning ordinance to allow for parking structures in the commercial district. Mr. Zoppetti stated that he currently has air rights to two lots in the commercial district where he could construction a one story parking structure. Here is a list of questions that the PC came up with.

1. Will this concept only be allowed over an existing paved parking lot?
- 2 Will this include the entire commercial district or be site specific?
3. If a mechanical system is used will screening be provided?
4. Will these parking areas be open to the general public?

The commission took no action at this time and the request will remain in the agenda for discussion at the June 22 meeting.

The next review committee meeting will be held on June 15th with Joe Martarano, Ray Vought and Rich Bogar attending.

Meeting adjourned at 8:00 PM

Notes taken by Christine Meeker