

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
June 22, 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, Diane Levan, Mike Hatem and Ed Sabo. Also in attendance were Town Planner Bob Aungst, and Code Enforcement Officer Kyle Bauman.

Minutes from the May 25, 2017 meeting were approved with no correction or additions.

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

Motion to recommend Council grant a ninety (90) day extension was made by Diane Levan seconded by Mike Mertz and voted on unanimously to approve.

BLOOMSBURG ALTERNATIVE POWER COMPANY - LLC SUBDIVISION – 341 E. 2nd Street & 352 Lightstreet Road

Submission Date: June 22, 2017 – Ninety Day Deadline: September 20, 2017

Deadline for Action – Planning Commission by: August 23, 2017 – Council by: September 11, 2017

The applicant proposes the subdivision of an existing lot located at 341 East Second Street and 352 Lightstreet Road. The current lot has two existing non-conforming dwellings. The subdivision will separate the non-conforming dwellings into two separate lots. Motion to recommend Council grant conditional approval was made by Diane Levan seconded by Mike Mertz and voted on six to one with Levan, Hatem, Mertz, Bogar, Sabo and Martarano voting yes and Vought voting no.

The Conditional Approval items are listed below.

Conditional Items:

1. A 'Use and Maintenance Agreement' must be provided for the access driveway between Lot 1 and Lot 2. Additionally, the owners of the 'Existing Access Easement' across Lot 2, in favor of the Cole Lot, must be included in the 'Use and Maintenance Agreement'.

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. Members of the PC are not sure whether they should be making a recommendation on this issue due to the legal ramifications and whether they are in a position to declare the zoning ordinance exclusionary. Following a lengthy discussion a motion was made by Ray Vought to "take no action" on this issue and send it to council without a recommendation. The motion was seconded by Joe Martarano and voted on four to three with Vought, Bogar, Hatem and Martarano voting in the affirmative and Levan, Sabo and Mertz voting in the negative. The motion carried in favor of no action.

The next review meeting will be July 20th with Sabo, Mertz and Bogar attending.

Being no further business the meeting adjourned at 7:55 PM

Notes taken by Christine Meeker.