

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
June 28, 2018**

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

Minutes from the May 24, 2018 meeting were approved with one correction.

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. There is one modification request.

1. The Plans shall be provided at a maximum sheet size of 24" x 36". [Sec. 22-403.1.A.(2)] A note on drawing no. C-001 requests a modification from this requirement to allow for a larger plan size. Motion of recommend Council grant this modification was made by Joe Martarano second by Barry Thorne and voted on unanimously to approve.

Motion was made by Barry Thorne to recommend Council grant conditional approve, seconded by Ed Sabo and voted on unanimously to approve. The conditional items are as follows:

1. An erosion & sediment pollution control (E&SPC) plan shall be prepared and deemed adequate by the Columbia County Conservation District. A copy of the final approved plan and adequacy letter shall be provided. [Sec. 22-403.1.A.(1), Sec. 22-508. and Sec. 22-804.]

2. All plans shall be signed and sealed by the Plan Preparer. [Sec. 22-403.1.A.(2)(o)]

3. The ownership statement provided on drawing no. C-001 shall be signed by the Owner and notarized. [Sec. 403.1.A.(2)(s) and Sec. 403.1.A.(2)(t)]

BLOOMSBURG INDUSTRIAL VENTURES – SUBDIVISION – FORMER BLOOM MILLS LOCATION

Submission Date: June 28, 2018 – Ninety Day Deadline: September 26, 2018

Deadline for Action – Planning Commission by: August 23, 2018 – Council by: September 10, 2018

This project is a minor subdivision of two tracts of land. The applicant requested one waiver.

1. Monuments and markers shall be set at all required locations. [Sec. 22-702] Motion to recommend Council grant the waiver was made by Joe Martarano seconded by Sylvia Costa and voted on unanimously to approve.

Motion to recommend Council grant conditional approval was made by Barry Thorne seconded by Ed Sabo and voted on unanimously to approve. The conditional items are as follows:

1. 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)]

2. 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)]

3. The right-of-way and cartway widths for Railroad Street shall be indicated on the plan. [Sec. 22-403.1.A.2.d]
4. Drainage easements shall be shown and labeled on the plan for the existing drainage pipe that traverses proposed Parcels B and B-1. [Sec. 22-505.1 and Sec. 22-505.1.A]
5. Utility easements shall be shown and labeled on the plan for the existing overhead electric lines that traverse proposed Parcels B and B-1. [Sec. 22-505.1 and Sec. 22w-501.A]

LEROY & MARY JO YOCUM – NINTH STREET TOWNHOUSES ADDENDUM -LAND DEVELOPMENT

Submission Date: June 28, 2018 – Ninety Day Deadline: September 26, 2018

Deadline for Action – Planning Commission by: August 23, 2018 – Council by: September 10, 2018

This application is an addendum to a previously approved plan for the construction of single family unit and eight townhouses. The applicant has changed the plan to reflect the construction of two townhouse units in place of the single family dwelling. The applicant has requested the following waivers:

1. The applicant is requesting a waiver from providing a formal Erosion and Sedimentation Control Plan. An exemption letter has been requested from the Conservation District and will be provided upon receipt. [Sec. 22-403.1.A.1, Sec 22-508.1.E and sec. 22-804]. Motion to recommend Council grant the waiver was made by Joe Martarano seconded by Ed Sabo and voted on unanimously to approve.
2. The applicant is requesting a modification to allow for property corner markers on the plan instead of the required monuments and markers. [Sec. 22-702] Motion to recommend Council grant the waiver was made by Barry Thorne seconded by Sylvia Costa and voted on unanimously to approve.

Motion was made by Ed Sabo seconded by Sylvia Costa to recommend Council grant a conditional approve. The conditional items are as follows:

1. The Columbia County Planning Commission shall review the plan and provide comments. [Sec. 22-203. and Sec. 22-404.A.(3)]
2. The 'Certificate of Ownership and Acknowledgement of Subdivision/Land Development Addendum Plans' statement provided on the title sheet shall be signed and notarized. Items 2, 3 & 4 shall be deleted from the statement. [Sec. 22-404.B.(1)(a)7), Sec. 22-404.B.(1)(a)8), and Sec. 22-404.D.(1)(a)5)]
3. A sewage facilities planning module must be approved by the PA DEP for the addition of one (1) equivalent dwelling unit (EDU) over the current approved flows for the development. A copy of the approval letter shall be provided. [Sec. 22-404.B.(2)(g) and Sec. 22-404.D.(1)(a)20f)]
4. Financial security must be provided for all proposed site improvements. A construction cost estimate shall be submitted. [Sec. 22-404.C.]

Next review committee meeting will be held on July 17 @ 3:00 PM with Sylvia, Barry and Rick attending.

Being no further business meeting adjourned at 7:30 PM
Notes taken by Christine Meeker.