

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
August 22, 2019**

Chairperson Rick Bogar called the meeting to order at 6:30 P.M. In attendance were Commission member's Rick Bogar, Ed Sabo, Bonnie Crawford, Michael Mertz and Steven Boughter. Absent was John Thomas. Also, in attendance were Code Enforcement Officer Kyle Bauman, and Town Planner Bob Aungst and Administrative Assistant Jessica Graham.

On a motion by Steven Boughter and second by Michael Mertz, minutes from the July 25, 2019 meeting were approved.

East 5th Street Luxury Apartments

The applicant proposes to incorporate a 0.178 acre lot with a 0.323 acre lot to create a 0.501 acre lot. The existing 27 bedroom structure is to be replaced with a 16 bedroom structure.

The applicant reviewed the land development comments from Carbon Engineering, Inc. A comment calling for a sidewalk along Wood Street was requested a waiver by the applicant even when the committee stated that they want the Town of Bloomsburg to be more walkable. An erosion and sediment pollution control plan must be prepared and deemed adequate by the Columbia County Conservation District. A copy of the final approved plan and adequacy letter shall be provided was requested a waiver by the applicant. The Plan shall demonstrate how trees will be protected during construction was requested a waiver by the applicant. A landscape screen/buffer shall be provided along the property line adjacent to where the support animal exercise area is proposed was requested a waiver by the applicant. Parking lots shall be screened around their perimeters by a buffer strip a minimum of four feet wide was requested a waiver by the applicant. A modification was requested for the large parking lots, a lighting plan shall be provided it was suggested that lighting packs be put on the building for the lower lot. No further discussion was needed at this time due to waiting to hear a reply back from Ralph Magill about the zoning comments that were reviewed.

Bloomsburg Fairgrounds Entrance Improvements

The applicant proposes the construction of a 3,680 sq. ft. two story entrance building with ticket booths and other site amenities.

The applicant reviewed the land development comments from Carbon Engineering, Inc. A comment calling for a tract map shall be provided on the Plan showing the overall boundary of the property with bearings and distances and curve date was requested a waiver by the applicant. Locations of existing and proposed public utilities, existing overhead and underground electric lines within the limits of construction shall be shown and labeled on the plan was requested a waiver by the applicant. Copies of any proposed protective covenants running with the land shall be provided was requested a waiver by the applicant. The required and provided number of handicapped accessibility parking spaces on the property shall be indicated on the plan. Any proposed accessibility spaces shall be shown on the plan with appropriate signs and pain markings was requested a waiver by the applicant Inlet spacing. The maximum allowable spacing of inlets is 450 feet. The pipe run leading from Basin 5 to the outfall is 675 was requested a waiver by the applicant. Minimum pipe size for drainage facilities shall be 15" in diameter for on-site collection was requested a waiver by the applicant.

Waivers and Modifications

- 1) Major Subdivision and Land Development Application. The Applicant's Engineer has requested a waiver from first submitting preliminary plans per the requirements of this section. Staff and the Town engineer have no issues with this request. Motion to recommend approval was made by Michael Mertz, seconded by Ed Sabo and voted on unanimously to approve. [Sec. 22-404]
- 2) The Applicant's Engineer has requested a modification to use expansion joints with a thickness of 3/8". Staff and the Town engineer have no issues with this request. However, in note 3 of the sidewalk detail, reference is made to 1/4" expansion joint thickness. This note shall be changed. Motion to recommend approval was made by Rick Bogar, seconded by Michael Mertz and voted on unanimously to approve. [Sec. 22-706.E]

- 3) Emergency Spillway. Spillway. An emergency spillway must be provided to safely pass the 100-year storm with one foot of freeboard between the maximum pool elevation and the top of the dam. The Applicant's Engineer has requested a waiver from the requirements of this section because of the shallow depth of each proposed basin. Staff and the Town engineer have no issues with this request. Motion to recommend approval was made by Bonnie Crawford, seconded by Steven Boughter and voted on unanimously to approve. [Sec.22.802.3.G]
- 4) Pond Bottom. The minimum slop of any surface on the bottom of any pond shall be 1 ½ percent. The Applicant's Engineer has requested a waiver of the requirements of this section in order to provide flat bottomed basins that will allow for collected runoff of to infiltrate into the underlying soils. Staff and the Town engineer have no issues with this request. Motion to recommend approval was made by Michael Mertz, seconded by Ed Sabo and voted on unanimously to approve. [Sec. 22.802.3.J]

Bloomsburg Fairgrounds Restroom Replacement

The applicant proposes the demolition and replacement of the existing restroom facility near the Amish Barn. The new facility will have the same number of water closets as the existing facility and will not exceed the existing footprint.

The applicant reviewed the land development comments from Carbon Engineering, Inc. The applicant will be adding notes to the plan to satisfy all land development review comments stated by Carbon Engineering, Inc. regarding the Restroom Replacement project. The applicant will have the notes in by 8/23/19, motion to recommend approval was made by Ed Sabo, seconded by Michael Mertz and voted on unanimously to approve.

Waivers and Modifications

- 1) The applicant's engineer has requested a waiver from first submitting preliminary plans per the requirements of this section. Staff and the Town engineer have no issues with this request. Motion to recommend approval was made by Ed Sabo, seconded by Steven Boughter and voted on unanimously to approve. [Sec. 22-404]
- 2) The applicant's engineer has requested a modification to use expansion joints with a thickness of 3/8". Staff and the Town engineer have no issues with this request. However, in note 3 of the sidewalk detail, reference is made to ¼" expansion joint thickness. This note shall be changed. Motion to recommend approval was made by Michael Mertz, seconded by Bonnie Crawford and voted on unanimously to approve. [Sec. 22-706.E]
- 3) A tract map shall be provided on the Plan showing the overall boundary of the property with bearings and distances and curve data. Motion to recommend approval was made by Ed Sabo, seconded by Bonnie Crawford and voted on unanimously to approve. [Sec. 22-403.1.A.(2)(c)]
- 4) Copies of any proposed protective covenants running with the land shall be provided. Motion to recommend approval was made by Ed Sabo, seconded by Michael Mertz and voted on unanimously to approve. [Sec. 22-403.1.A.(2)(v)]

Municipal Authority of the Town of Bloomsburg Waste Water Treatment Facility Land Development

The applicant proposes upgrades to the treatment plant including a new influent wastewater screening facility, a new influent grit removal facility, upgrades to the raw pump station, upgrades to the primary clarifier, various pump systems, and electrical systems. Request 90 day extension as Town waits for Chapter 106 permit. Motion to recommend approval was made by Michael Mertz, seconded by Ed Sabo and voted on unanimously to approve.

Planning Commission Vacancy

Four people express interested, two candidates to move forward: Christian Shetler and Carrie Howell. Motion to recommend approval was made by Michael Mertz, seconded by Rick Bogar and voted on unanimously to approve.

Next review committee meeting will be September 12, 2019
Being no further business the meeting adjourned at 8:15 p.m.

Notes taken by Jessica Graham