

**TOWN OF BLOOMSBURG  
PLANNING COMMISSION  
September 19, 2019**

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

On a motion by Bonnie Crawford and second by Michael Mertz, minutes from the August 22, 2019 meeting were approved.

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

**Submission Date: 3/28/2019 – Ninety Day Deadline: 6/26/2019**

**Deadline for Action – Planning Commission by: 5/23/2019 – Council by 6/10/2019**

**Ninety Day Extension was approved on June 10, 2019. An additional Ninety Day Extension was approved on 8/26/2019. Deadline for action is 11/24/2019.**

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.

Commission is still waiting on approval and the permit from DEP. Tabled until further notice.

**BALTO Realty, LLC. - Subdivision Plan**

**Submission Date: 9/12/2019 – Ninety Day Deadline: 12/18/2019**

**Deadline for Action – Planning Commission by: 11/22/2019 – Council by: 11/23/2019**

Subdividing an existing parking lot located between Pine Avenue and Third Street and adjacent to Whitman Alley into two (2) parcels. The conditional items are listed below:

- 1) The Columbia County Planning Commission shall review the plan and provide comments.
- 2) The Deed of Incorporation shall be reviewed and approved by the Town solicitor.

Tabled until further notice.

**Bloomsburg Fairgrounds Restroom Replacement - Land Development**

**Submission Date: 7/10/2019 – Ninety Day Deadline: 10/23/2019**

**Deadline for Action – Planning Commission by: – Council by**

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.

**Waivers and Modifications**

- 1) Financial security shall be provided for all proposed site improvements. A construction cost estimate shall be submitted. The applicant requests a waiver from this requirement which will incorporate this construction cost estimate into the Fair's Entrance project so that the construction cost estimate will be inspected once the Entrance project has been completed, as the repairs are minimal for this project. The engineer and staff have no issue with this request. Motion to recommend approval was made by John Thomas, seconded by Carey Howell and voted on unanimously to approve. [Sec. 22-403.1.A and Sec. 22-404.C]

Motion to recommend Conditional approval was made by Carey Howell, seconded by John Thomas and voted on unanimously to approve.

Conditional Items:

- 1) The 'Certificate of Ownership and Acknowledgement of Application' statement provided on sheet no. C001 shall be signed by the owners and notarized. [Sec. 22-403.1.A.(2)(s) and Sec. 22-403.1.A(2)(t)]. The 'Waiver Request' heading should be changed to 'Waivers Granted' and the list updated.

### **Bloomsburg Town Park Lot Consolidation**

The applicant proposes incorporating eleven (11) lots into one (1) 55.52 acre parcel.

Motion to recommend Conditional approval was made by Michael Mertz, seconded by John Thomas and voted on unanimously to approve.

#### Conditional Items:

- 1) The incorporated lot shall be identified by area, bearings and distances and distances of lot lines and referenced primary control points. [Sec. 22-403.1.A.(2)(C)] The lot lines along the southern border of the incorporation must be identified by bearings and distance, or a note shall be added to the plan identifying why this cannot be accomplished, making reference to any deed information to support the note.

### **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.

#### Waivers and Modifications

- 1) A tract map shall be provided on the plan showing the overall boundary of the property with bearings and distances and curve data. The applicant has requested a waiver from this requirement. Due to the size of the Fairgrounds lot, The Town engineer and staff have no issues with this request. Motion to recommend approval was made by Michael Mertz, seconded by John Thomas and voted on unanimously to approve. [Sec. 22-403.1.A.(2)(c)]
- 2) Existing overhead and underground electric lines shall be shown and labeled on the Plan. The applicant requests a waiver from this requirement. The MODIFICATION shall include: Showing all existing underground electrical lines within the limits of construction identified on the plan, using the best available information. Motion to recommend approval was made by John Thomas, seconded by Bonnie Crawford and voted on unanimously to approve. [Sec. 22-403.1.A.(2)(i)]
- 3) The maximum allowable spacing of inlets is 450 feet. The applicant requests a modification from this requirement to allow for a 675-foot pipe run leading from Basin 5. The Town engineer and staff have no issues with this request. Motion to recommend approval was made by Carey Howell, seconded by John Thomas and voted on unanimously to approve. [Sec. 22-802.2.H]
- 4) Minimum pipe size for drainage facilities shall be fifteen inches (15") in diameter for on-side collection. The applicant requests a modification from this requirement to allow for smaller diameter pipe size. The Town engineer and staff have no issue with this request. Motion to grant modification was made by Bonnie Crawford, seconded by John Thomas and voted on unanimously to approve. [Sec. 22-803.2.A.(4)]

A request for a 90 day extension is needed so modifications to the Plans can be made. Motion to recommend the 90 day approval was made by Bonnie Crawford, seconded by Carey Howell and voted on unanimously to approve.

**East 5<sup>th</sup> 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.

#### Waivers and Modifications

- 1) An erosion and sedimentation control plan must be provided. The applicant has requested a waiver from this requirement. The Town engineer and staff have no issue with this request. Motion to recommend approval was

made by John Thomas, seconded by Carey Howell and voted on unanimously to approve. [Sec. 22-403.1.A.(1) and Sec. 22-508.1.E]

- 2) A sidewalk shall be proposed along Wood Street. The applicant has requested a waiver from this requirement. Staff does not recommended granting this request. Motion to deny a wavier for sidewalk installation was made by Bonnie Crawford, seconded by Carey Howell and voted on unanimously. [Sec. 205.1, Sec. 207, Sec. 208, Sec. 22-504, Sec. 22-604, Sec. 22-604.2 and Sec. 706]
- 3) A sewage planning module shall be approved by the PA DEP and letters of service from utility companies shall be provided. The applicant has requested a waiver from these requirements. The Town engineer and staff have no issue with this request. Motion to recommend approval was made by Michael Mertz, seconded by Bonnie Crawford and voted on unanimously to approve. [Sec. 403.1.A.(2)(w), Sec. 22-403.1.A.(2)(aa) and Sec 22-704]
- 4) The Plan shall demonstrate how trees will be protected during construction. The applicant requests a waiver from this requirement and also requests that these trees be considered as part of the 'overall landscaping plan', which the applicant also requests a waiver from. The Town engineer and staff do not recommend granting this waiver. This waiver will be removed, no action, the applicant will provide a landscape plan. [Sec. 22-510.A, Sec. 22-603.1.A.(2) and Sec. 22-606.3]
- 5) A landscape plan shall be provided which includes street trees. The applicant requests a waiver from this requirement because the 'plan will utilize existing trees that will not be damaged during construction as well as additional plantings after replacement is finished'. (See Waiver Request #4). The Town engineer and staff do not recommend granting this waiver. This waiver will be removed, no action, the applicant will provide a landscape plan. [Sec. 22-510.A.(2), Sec. 22-606, Sec. 22-606.5, and Sec. 22-607.3.A]
- 6) A landscape screen/buffer shall be provided along the property line adjacent to where the 'leashed emotional support animal exercise area' is proposed. The applicant has requested a waiver from this requirement. The Town engineer and staff recommend the removal of "Dwelling Units Designed for Couples and/or Individuals who may have Emotional Support Animals" on the cover sheet to avoid confusion and/or discrepancies with the Town Zoning Ordinance and permitted uses. If the applicant agrees, the Town engineer and staff have no issue with this request. Will be removed, no action. [Sec. 22-606.1 and Sec. 606.2]
- 7) Locations of all existing utilities (gas, sewer, drainage) shall be shown on the Plan. The applicant requests a waiver to this requirement. The Town engineer and staff recommend granting a MODIFICATION to this requirement to include the following information shown on the Plan: Showing the existing sanitary sewer line and its connection to the new lateral line; and, the existing drainage inlets along the northern curb line of East Fifth Street and any drainage pipes that connect them. This is required to avoid any conflict between the proposed sanitary lateral and any existing drainage pipe or inlet. Motion to approve modification was made by John Thomas, seconded by Bonnie Crawford and voted on unanimously to approve. [Sec. 22-403.1.A.(2)(i)]
- 8) The 'Rebar Set' call-outs at the corners shall be revised to be concrete monuments. The applicant has requested a modification from this requirement. The Town engineer and staff have no issue with this request. Motion to recommend approval was made by Carey Howell, seconded by John Thomas and voted on unanimously to approve. [Sec. 22-702]

A request for a 90 day extension is needed so modifications to the Plans can be made. Motion to recommend approval was made by Michael Mertz, seconded by Bonnie Crawford and voted on unanimously to approve.

Next review committee meeting will be October 10, 2019 as the regularly scheduled meeting date for October will be changed to 10/17/2019. This change in date is due to a Zoning Hearing Board meeting scheduled for October 24<sup>th</sup>. .

Being no further business the meeting adjourned at 8:00p.m.

Notes taken by Jessica Graham