

**TOWN OF BLOOMSBURG  
PLANNING COMMISSION  
September 27, 2018**

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

Minutes from the August 23, 2018 meeting were approved with no corrections.

**BLOOMSBURG AREA HIGH SCHOOL – LAND DEVELOPMENT –**

**Submission Date: August 23, 2018 – Ninety Day Deadline: November 21, 2018**

**Deadline for Action – Planning Commission by: October 25, 2018 – Council by: November 5, 2018**

The project proposes the expansion of the Bloomsburg Area High School/Middle School Building. The Town of Bloomsburg's flood protection project consists of a levee to be constructed through the property. The school District is proposing to construct new athletic fields within the proposed levee system. The project is being submitted in two separate phases of development. Phase I, Presented at this time, encompasses a portion of the development including the building expansions, as well as a new parking lot, driveway and sidewalk/pedestrian areas on the eastern side of the school building facing Railroad Street. Phase II will encompass all development pertaining to three proposed new athletic fields, parking roadway alignments on the western side of the existing school building, and associated storm-water facilities for the entire site. A number of items are still outstanding therefore not action was taken at this meeting.

**Curative Amendment Discussion**

The commission discussed two curative amendments that have been submitted by BIV to provide for homeless shelters and transitional housing. A number of questions arose from the discussion.

1. What is the need, is there a local agency that can provide hard numbers showing the actual need.
2. How or who will run these facilities? Are they temporary in nature or long term?
3. How will they be funded, will taxpayer monies be used.
4. Are there established facilities already operating within the Town?

Ed Sabo pointed out that the applicant is also requesting a split zoning clause for a building that has a district division line running through it. The applicant would like to use all the uses outlined for both districts. Mr. Sabo again stated that the Council must, in order to avoid repeated, costly challenges to the zoning ordinance budget for an overhaul of the entire zoning ordinance.

Barry Thorne stated that the town must work with the applicant in order to come to an agreement that is tolerable for the town and allows the property owner to use his property to the fullest extent possible.

Kyle Bauman reminded the commission that the curative amendments are about whether or not the zoning ordinance allows for the uses that the applicant is requesting. Nothing more and nothing less, all questions with regard to need, funding, etc. are moot. The commission will review the requests and submit a recommendation after their October 25<sup>th</sup> meeting.

**Review Meeting Date**

The next review committee meeting will be held on October 16<sup>th</sup> @ 3:00 PM with Rich, Bonnie and John attending.

Being no further business meeting adjourned at 8:05PM  
Notes taken by Christine Meeker.

