

**TOWN OF BLOOMSBURG
PLANNING COMMISSION
September 28, 2017**

Chairperson Rick Bogar called the meeting to order at 6:30 P.M. In attendance were Commission Members Ray Vought, Joe Martarano, Mike Mertz, and Ed Sabo. Also in attendance were Town Planner Bob Aungst, and Code Enforcement Officer Kyle Bauman. Absent was Diane Levan.

Minutes from the July 27, 2017 meeting were approved with no correction or additions.

Adrienne Mael – Subdivision/Lot Incorporation

Submission Date: September 28, 2017 – Ninety Day Deadline: December 27, 2017

The project consist of the subdivision of a 1174 sq. ft. piece of land off the existing lot located at 348 E. 8th Street and incorporate it into the adjacent lot owned by Denise Gaynor and Dale and Darlene Weidner. This subdivision will allow access to Canal Street and no land development is proposed. Motion was made by Ray Vought to recommend Council grant a conditional approval for the above proposed project, Motion was seconded by Mike Mertz and voted on unanimously to approve. A letter of acceptance of these conditions must be received by the Codes Enforcement Office within fifteen (15) days of the date of this letter or the application will be automatically denied.

The conditional item is listed below.

Conditional Items:

Chapter 22 – Subdivision and Land Development Ordinance (SALDO)

1. Approval blocks must be signed by the Planning Commission and Town Council. [Sec. 22-403.1.A.2.u]

General

1. The submitted 'Deed of incorporation' shall be approved by the Town solicitor.

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

90 Day Extension Approved – July 10, 2017.

Deadline for Action – Planning Commission by: September 28 2017 – Council by: October 9, 2017

This project is to construct a four story building that will house a variety of administrative offices as well as classroom space. This project will be constructed in phases due to state approvals and funding requirements. Eric Ness explained that the current Waller building would eventually be demolished and the space would be turned into additional parking as part of the Universities master plan. The following modification was requested.

Waivers and Modifications

1. Easements shall be proposed for all drainage and stormwater management facilities. [Sec. 22-505.1.] The applicant has requested that in lieu of providing easements a Stormwater Management Facilities Agreement be implemented between the Town and the applicant to allow the Town access to stormwater facilities if necessary. The agreement must be reviewed and approved by the Town solicitor. Motion to recommend Council approve the modification was made by Mike Mertz second by Ed Sabo and unanimously approved.

Motion was made by Rich Bogar seconded by Mike Mertz and voted on unanimously to recommend Council grant conditional approval.

The Conditional Approval items are listed below. A letter of acceptance of these conditions must be received by the Codes Enforcement Office within fifteen (15) days of the date of this letter or the application will be automatically denied.

Conditional Items:

Chapter 22 – Subdivision and Land Development Ordinance (SALDO)

1. The Surveyor Certification provided on the cover sheet shall be signed. [Sec. 22-404.B.(1)(a)5) and Sec. 22-404.D.(1)(a)4)]
2. The Certification of Ownership statement provided on the cover sheet shall be signed and notarized. [Sec. 22-404.B.(1)(a)7), Sec. 22-404.B.(1)(a)8) and Sec. 22-404.D.(1)(a)5)]
3. An approval letter from the PA DEP shall be provided for the sewage planning exemption for the proposed sanitary sewer connection to the existing line. [Sec. 22-404.B.(2)(g) and Sec. 22-404.D.(1)(a)20)f)]
4. The design of the proposed sanitary sewer lateral installation shall be approved by the Municipal Authority. [Sec. 22-704.1.B.]
5. A written agreement for operation and maintenance of all proposed drainage and stormwater management facilities associated with this project shall be provided and executed between the University and the Town. [Sec. 22-805.]

General

1. The 'SALDO Modification Requested' note provided on Sheet No. 1 should be completed as applicable after actions are taken by the Planning Commission and Council.

BU Pedestrian Bridge

Bill Berger of LDG was present to discuss the pedestrian bridge project that was approved 4 year ago. Again, due the changes in the design and the elimination of the retaining wall structure a revised SALDO plan has been submitted for review and approval. Comments have not been received from the Town engineers therefore no action was taken at this time.

DBI Miller Avenue Discussion

Laura Haden and Tim Wagner were present to discuss a proposal to turn Miller Avenue from Main Street to the Pine Avenue parking lot into a pedestrian walkway. The idea is to increase the lighting, install art work/murals on the walls of the buildings and install outdoor seating in the area of Rose Maries. Ms. Haden stated that DBI has met with the police chief and fire chief for their input. Kyle Bauman questioned who would be responsible for keeping the area clean from litter and debris, snow and ice removal, etc. Tim Wagner stated that this is still in the planning stage and these are details that must be worked out. The general consensus of the board is that this is a good project and they support the idea.

A SOP workshop will be held on October 12th from 3-4:00 PM in Council Chambers.
Next workshop will be held on October 19th with Ed Sabo and Mike Mertz attending.

Being no further business meeting adjourned at 7:22 PM
Notes taken by Christine Meeker.