

Planning Commission Meeting Minutes
Thursday, January 21, 2021, 6:30 p.m.
Via Zoom

Chairman Rick Bogar called the meeting to order at 6:30 p.m. In attendance were Commission members: Rick Bogar, Ed Sabo, Bonnie Crawford, Mike Mertz, John Thomas and Steven Boughter. Also, in attendance were Code Enforcement Officer Kyle Bauman, Director of Code Enforcement Ken Roberts, Town Manager/Secretary/Treasurer Lisa Dooley, Aaron Eldred, Andy Keister, David Hill, Jared Harris, Vince DeMelfi, Jamie Shrawder, Shannon Calluori, Scott McBride and Greg Haas.

Approval of Minutes

On a motion by R. Bogar, seconded by S. Boughter, and voted on unanimously, the minutes from the December 17, 2020 meeting were approved with the correction of “Rick Bogar has commission” to “Rick Bogar as commission”.

Discussion of Hailstone Economic, LLC. Zoning district recommendations and disruptive conduct language.

Shannon Calluori spoke on behalf of the analysis conducted by Hailstone Economics. They were hired to work for the Town of Bloomsburg to develop the HUD required analysis of Impediments to Fair Housing Choice (AI report), which was adopted by the Town Council in July of 2020. The reports provided by Hailstone were an effort to discuss potential zoning amendment considerations to promote creating new affordable and accessible housing throughout the Town of Bloomsburg. The Commission will continue to review the report and discuss in more detail at the February meeting. The disruptive conduct language was also discussed.

Mullberry Mill Apartments – Land Development

Submission Date: 12/17/20 – Ninety Day Deadline: 3/17/2020

Deadline for Action – Planning Commission by: 2/18/21 – Council 3/8/2021

Andy Keister from McTish, Kunkel & Associates was present as the development engineer to discuss the plan review comments from Town Engineer, Greg Haas. A. Keister explained his measures to mitigate the comments submitted by G. Haas. Fire Chief, Scott McBride was present to provide his concerns for fire safety measures that should be considered to better access the site in the event of an emergency. A. Keister believed the concerns could be accommodated. A. Keister explained that he would revise the plans and resubmit the following week. No further action was taken on the application at this time.

Lucille Strausser Lot Incorporation

Submission Date: 12/17/20 – Ninety Day Deadline: 3/17/2020

Deadline for Action – Planning Commission by: 2/18/21 – Council 3/8/2021

K. Bauman explained that the applicants were unavailable to attend the meeting. K. Bauman agreed to represent the applicant at their request. K. Bauman informed the Commission that comments have not been submitted by the County Planning Commission to date, but the deed and plan looks to be compliant with applicable standards.

On a motion by M. Mertz, seconded by S. Boughter and voted on unanimously, the Commission recommends Council approve the following conditional items:

1. Any comments received from the Columbia County Planning Commission shall be mitigated by the applicant, prior to final approval being granted.

Comprehensive Plan Discussion

Rick Bogar provided a recap of a recent phone conversation between himself, K. Bauman and Theodore Ritsick. Mr. Ritsick works as a local government policy specialist for the PA Department of Community and Economic Development. R. Bogar explained that counties are required to amend their comprehensive plans. Whereas, local municipalities have less flexibility on amending the comprehensive plan, as required per the Municipalities Planning Code. R. Bogar informed the Commission that he would like to continue working on the amendments through the Planning Commission workshops. However, there are several developments that need to be completed such as the floodwall certification, Town Park Improvements, census data, as well as the East Street construction. R. Bogar also mentioned that the Planning Commission could potentially use the data that was provided from the Hailstone Economic report in the Comprehensive Plan Amendments. No further action was taken.

Being no further business meeting adjourned at 7:47 p.m.

Notes taken by Kyle Bauman & Lisa Dooley.