

**Planning Commission Meeting Minutes**  
**Thursday, March 18, 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, Aaron Eldred, David Hill and Steven Boughter. Also, in attendance were Code Enforcement Officer Kyle Bauman, Director of Code Enforcement Ken Roberts, Town Manager/Secretary/Treasurer Lisa Dooley, Ralph Magill and Olivia Gamble. Absent was Mike Mertz.

**Approval of the minutes**

On a motion by S. Boughter, seconded by R. Bogar, and voted on unanimously, the minutes from the February 18, 2020 meeting were approved. K. Bauman explained that there were additional adjustments made to the minutes prior to them appearing in the Planning Commission packet.

**Curative amendment**

A. Eldred mentioned that all three ordinances were not exclusionary to Matt Zoppetti's use. R. Bogar mentioned that he sent out a draft letter that would be sent to L. Dooley in the event that the Commission would determine if the ordinances currently posted are not exclusionary. It was discussed that the ordinances that were enacted at the time the Bloomsburg Town Center, LLC application was received on January 28, 2021 were not exclusionary. The De Jure exclusionary considers that the Town had transitional housing in the ordinance. De Facto exclusionary considers that we can't let it happen because of other restraints. The concept was to gear up the greater Bloomsburg area and Columbia/Montour counties and out of the discussion the Commission developed the number of facilities needed at that given time. R. Bogar mentioned that he will add on page two that based off the above the Town's ordinances are not De Facto exclusionary. D. Hill mentioned that the three ordinances solved the problem. E. Sabo mentioned that he would like to see more clarity although he is okay with the letter.

On a motion by A. Eldred, seconded by S. Boughter, and voted on unanimously, the Commission approves R. Bogar sending the letter to the Town Manager with the recommendation of the change on page two.

**Mullberry Mill Apartments – Land Development**

**Submission Date: 12/17/20 – First Ninety Day Extension Deadline: 6/14/2021**

**Deadline for Action – Planning Commission by: 6/10/2021 – Council 6/14/2021**

K. Bauman has been working with McTish, Kunkle & Associates staff regarding the land development project. There are some items outstanding for this project. The largest item that will hold this plan back is the NPDES permit. Also, K. Bauman mentioned he is waiting to receive some comments back from Columbia County. It was discussed to have the conditional approval occur next month.

**Local Economic Revitalization Tax Assistance (LERTA) program**

K. Bauman mentioned that the Planning Commission could find districts in Town to offer the Local Economic Revitalization Tax Assistance (LERTA) program. Ultimately, K. Bauman wanted to see whether or not the Planning Commission would be in favor of this program and determine which areas in Town to target. K. Bauman mentioned if the Commission/ Council is interested, the next steps would be to approach the Bloomsburg School District and Columbia County Commissioners with the plan and have all three taxing bodies approve the program. Taxes would be structured less up front to incentivize

owners and provide tax relief only on improvements on the property. The relief can be scaled over a period of ten years and after that period the full tax amount would be applicable.

R. Bogar mentioned that the Borough of Mount Joy adopted LERTA and identified the program area by street address. Danville Borough adopted LERTA and they designated a district/area in their municipality. Lock Haven also adopted and identified the areas by zoning. B. Crawford mentioned that it would be a good program.

R. Bogar mentioned Main Street, Industrial Park District and housing stock that might need improvements as different options to consider. The Commission discussed the idea of applying LERTA in Bloomsburg.

On a motion by A. Eldred, seconded by S. Boughter, and voted on unanimously, the Commission wishes to explore the opportunities of LERTA further.

### **Cannabis dispensary location and legal sales**

K. Bauman mentioned that cannabis is a new topic that the Town should discuss. Those two topics being: selling and manufacturing. K. Bauman discussed that Danville has Green Thumb Industries that grows and processes medical marijuana. Hemlock Township has a dispensary. E. Sabo mentioned that this use fits in the IP District and does not see the requirement to fit into additional districts. K. Bauman mentioned that he is not looking for a motion on this topic. The Codes Department is looking for feedback from a zoning perspective and where manufacturing of the medical marijuana would be permitted. A. Eldred mentioned that maybe the Commercial Warehouse District would be applicable and might fit manufacturing and also sales. K. Roberts is looking for support from the Planning Commission as to where the sales and manufacturing fits in the zoning districts.

R. Bogar mentioned that no one specifically defined language regarding this topic. K. Bauman mentioned that when there is no specific language defined it really matters who interprets the ordinance and could potentially place the Town in a dilemma.

### **Discussion of Hailstone Economic, LLC. zoning district recommendations**

The workshop met and they were thinking about allowing multi-use dwellings. The policy could be written so that it is permitted by right, by Conditional Use, or by Special Exception. Shannon Calluori provided feedback that if “one of the goals is to make development as easy and as inexpensive as possible, a by-right policy is probably best. However, if Borough Council would like to review and provide input on developments considering the density bonus option, then a Conditional Use approval is probably the next best option.” The consensus at the workshop was to leave letter “a.” as is for the CW District.

Currently, the maximum building height is 35 feet. The workshop group discussed to allow 50 feet of building to occur but had concerns with the minimum lot area requirements. The plan is to discuss all six topics at the April workshop and have a clear recommendation on all six.

### **Comprehensive Plan Discussion**

R. Bogar discussed that the Commission needs to organize a Committee and start approaching some of these topics for the Comprehensive Plan. R. Bogar mentioned that multiple organization need to be involved, such as Bloomsburg University and the Chamber of Commerce. The idea is to receive as much

input as possible. K. Bauman mentioned the possibility about working with neighboring municipalities to have a joint municipal plan.

Being no further business meeting adjourned at 7:48 p.m.

Notes taken by L. Dooley and reviewed by K. Bauman.