

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
February 18, 2014
7:00 p.m.

MEMBERS IN ATTENDANCE:

Justin Evans – Chairman
Jay Lewis – Vice-Chairman
Jeff Helm
Jamie Hess
Stephanie Weisser
Mary Wickenheiser

MAYOR/COUNCIL IN ATTENDANCE:

None

STAFF IN ATTENDANCE:

Samuel F. Sulkosky, Borough Manager
Ben Craddock, C.S. Davidson – Borough Engineer
George Weis, Code Enforcement Officer
Deb LaClair, Clerk

GUESTS IN ATTENDANCE:

Rashid Salahutdin – Little Caesars Project
Joshua George, Site Design Concepts – Little Caesars Project
Frank Doutrich

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Tuesday, February 18, 2014 at 7:00 p.m.

Tiffani Lynn, Secretary, was absent from this meeting.

There was a moment of silence and the pledge to the flag.

Mary Wickenheiser motioned to retain the current officers of Justin Evans, Chairman; Jay Lewis, Vice-Chairman; and Tiffani Lynn, Secretary and Jeff Helm seconded. All favored this motion.

MINUTES:

Mary Wickenheiser motioned to approve the December 16, 2013 minutes and Jamie Hess seconded. All favored this motion.

ENGINEER'S REVIEW:

Little Caesars Pizza – 846 Lancaster Avenue – Joshua George, Site Design Concepts, stated the Planning Commission reviewed this plan last year but soil issues delayed the formal submission of the project. He informed the Commission that Rashid Salahutdin was now the owner of the property. Josh reviewed that the project was a 3600 square foot building that would be 2 units, the parking area would be regraded with 20 parking spaces, both units would have pick-up windows, existing 40 foot driveway would remain, and the existing building would be

demolished. One unit would have Little Caesars and the second unit would be marketed for another food vendor.

Josh explained the traffic flow and parking area. Mary Wickenheiser expressed her concerns about the parking area and vehicles backing out in the path of vehicles pulling into the access drive off of Lancaster Avenue and vehicles circling around the building utilizing the pick-up window. Josh talked about the challenges with an existing site and explained that the vehicle flow would be clearly marked and that vehicles entering off of Lancaster Avenue would naturally have to slow down because of the nature of the turn into the site. He added that the applicant was barely meeting the minimum parking requirement, so parking spaces needed to remain for the business site.

Mary Wickenheiser motioned to approve the waiver request from SALDO Section 190-7 – Preliminary Plan Application and Jamie Hess seconded. All favored this motion.

Mary Wickenheiser motioned to approve the waiver request from SALDO Section 190-15.C.3 – Existing Features Within 200 Feet Of The Subject Tract and Jamie Hess seconded. All favored this motion.

Mary Wickenheiser motioned to approve the waiver request from SALDO Section 190-29.P.3 – Streets, Access Drives and Driveways and Jeff Helm seconded. All favored this motion.

Mary Wickenheiser motioned to approve the waiver request from SALDO Section 190-29.P.4 – Streets, Access Drives and Driveways and Jamie Hess seconded. All favored this motion.

Mary Wickenheiser motioned to approve the waiver request from SALDO Section 190-30.C.1 – Parking Areas, Sidewalks and Curbs with the condition that bollards are installed at the southwest corner parking area of the site and that 5 shrubs are moved to the northeast radius area for safety and Jay Lewis seconded. All favored this motion.

Mary Wickenheiser motioned to approve the waiver request from SALDO Section 190-34.A – Survey Monuments and Markers and Jamie Hess seconded. All favored this motion.

There was discussion about truck delivery access to the site. Rashid stated that deliveries would be made outside of normal business hours at some point during the early morning. Rashid explained the delivery truck would not be a large semi but would be large enough that backing out onto Lancaster Avenue would be a possibility. He added he has a site in York where that was done. Justin asked about the trucks pulling around the building. Rashid stated that was not possible but that they might be able to pull in and turn around so the cab was facing forward to pull out onto Lancaster Avenue. Rashid stated he would contact the trucking company to discuss this issue and send a copy of the site drawings to alert them to the layout of the area.

Mary Wickenheiser motioned to approve the final land development plan for the Little Caesars project, located at 846 Lancaster Avenue, contingent upon satisfaction of all outstanding items

on the Borough engineer comment letter dated February 14, 2014, and the resolution by the applicant with regards to truck delivery and Jamie Hess seconded. All favored this motion.

DEMOLITIONS:

Little Caesars Pizza – 846 Lancaster Avenue – Justin Evans reviewed the demolition information received. Jeff Helm added that he did talk to the demolition contractor about contacting DEP regarding this project.

Mary Wickenheiser motioned to approve the demolition application for the Little Caesars project at 846 Lancaster Avenue contingent upon approval from DEP, approval from the Columbia Municipal Authority, submission of the demolition plan and associated fees and inspection by the Code Enforcement Department and Jamie Hess seconded. All favored this motion.

OLD BUSINESS:

Justin Evans discussed the comprehensive plan update and talked about a meeting with the Boards and Commissions and the public for input. He also talked about updating census information for the plan.

Sam Sulkosky, Borough Manager, updated the Commission on the Zoning Hearing Board approval for the Verizon communications tower on Blunston Street.

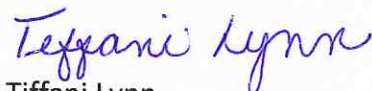
PUBLIC COMMENTS AND QUESTIONS:

Frank Doutrich asked about advertising of the Planning Commission meetings and acquiring input from neighbors for the project discussed tonight. Sam stated all meetings are advertised at the beginning of the year.

ADJOURNMENT:

Mary Wickenheiser motioned to adjourn the meeting at 8:38 p.m. and Jay Lewis seconded. All favored this motion.

Respectfully submitted,



Tiffani Lynn
Secretary



Borough of Columbia

LEO S. LUTZ, Mayor
MICHAEL L. BEURY, Borough Council President
R. L. PFANNEBECKER, Solicitor
SAMUEL F. SULKOSKY, Borough Manager

COLUMBIA BOROUGH PLANNING COMMISSION AGENDA

February 18, 2014 - 7:00 p.m.
Final

1. Call to Order:
2. Period of Prayer:
3. Pledge of Allegiance:
4. Election of Officers: Election of Officers for 2014
5. Approval of Minutes: December 16, 2013
6. Special Discussion:
7. Correspondence:
8. Engineer's Review(s): 846 Lancaster Avenue – Little Caesars Pizza
9. Demolition Applications: 846 Lancaster Avenue – Little Caesars Pizza
(Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)
10. Action Items:
11. Discussion Items:
12. Old Business: Update of Comprehensive Plan
Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s):
16. Adjournment: