

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
March 17, 2014
7:00 p.m.

MEMBERS IN ATTENDANCE:

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

MAYOR/COUNCIL IN ATTENDANCE:

Mayor Leo Lutz

STAFF IN ATTENDANCE:

Samuel F. Sulkosky, Borough Manager
George Weis, Code Enforcement Officer
Deb LaClair, Clerk

GUESTS IN ATTENDANCE:

Melissa Kelly, Lancaster County Planning Commission
J.P. Bachman – Lone Star Western Beef, Inc.
Mike Grab, Nikolaus & Hohenadel – Lone Star Western Beef, Inc.
Frank Doutrich

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Monday, March 17, 2014 at 7:00 p.m.

Tiffani Lynn, Secretary, and Jamie Hess were absent from this meeting.

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

MINUTES:

Jeff Helm motioned to approve the February 18, 2014 minutes and Mary Wickenheiser seconded. All favored this motion.

ZONING HEARING:

643-645 Plane Street, Rear, 649 Plane Street, and 659 Plane Street – Lone Star Western Beef, Inc. Mike Grab, Attorney, stated the applicant was requesting a special exception to expand and/or change the existing non-conforming use of the property for a beef jerky processing operation in the High Density Residential zoned district. He introduced J. P. Bachman of Lone Star Western Beef, Inc. J.P. explained the beef jerky process and talked about the amount of smoke and the smell from the smoke houses. He stated the company is currently operating in West Virginia and that the business would be relocating to Columbia. He talked about the truck traffic and types of trucks that would be making deliveries and be used for shipping. A tractor trailer would be at the site once every 2 weeks and Fed Ex, UPS and LDL would also be at the site for shipping purposes. J.P. talked about the number of employees totaling 15 on first and

second shift. The third shift would be strictly for cleaning. Mike Grab stated there would be some changes to the site. J.P. explained an existing pad would be resurfaced for placement of a freezer unit, an elevated pad would be constructed for the smoke houses and the roof would be elevated on one of the buildings to accommodate future equipment installation.

Mary Wickenheiser expressed her concerns about the impact on the neighborhood. J.P. Bachman addressed those concerns.

Mary Wickenheiser motioned to recommend to the Zoning Hearing Board approval of the zoning request for the property located at 643-645 Plane Street, Rear, 649 Plane Street, and 659 Plane Street, owned by Lone Star Western Beef in the High Density Zoned district and Jay Lewis seconded. All favored this motion.

ACTION ITEMS:

Justin Evans reviewed the proposed amendments to the Zoning Ordinance.

Mary Wickenheiser motioned to recommend approval of the proposed Zoning Ordinance amendments and Stephanie Weisser seconded. All favored this motion.

Justin Evans reviewed the proposed changes to the Columbia Borough Official Map.

Mary Wickenheiser motioned to recommend moving forward with the adoption and replacement of the Columbia Borough Official Map by ordinance and Stephanie Weisser seconded. All favored this motion.

Justin Evans stated the changes have been completed to the SALDO Ordinance.

Mary Wickenheiser motioned to recommend approval of the changes to the SALDO Ordinance and Jeff Helm seconded. All favored this motion.

Melissa Kelly, Lancaster County Planning Commission, stated they would be reviewing the Zoning Ordinance changes, the Official Map changes and the SALDO on April 28, 2014.

OLD BUSINESS:

Justin Evans discussed the comprehensive plan with regards to the census information handed out to the Commission members. He explained this information would be inserted into the Comprehensive Plan.

On March 18, 2014, there will be a public presentation from the Housing Steering Committee.

Sam Sulkosky, Borough Manager, thanked Jeff Helm and Justin Evans for their work on the changes to the SALDO. He also thanked Melissa Kelly for attending tonight's meeting.

PUBLIC COMMENTS AND QUESTIONS:

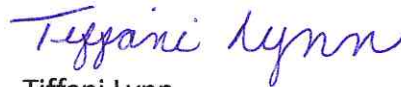
Frank Doutrich asked about the discussion of the Zoning Hearing. Justin Evans reviewed the discussion.

Mayor Lutz commented on a recent article about planning commissions reviewing storm water in conjunction with the review process.

ADJOURNMENT:

Mary Wickenheiser motioned to adjourn the meeting at 8:30 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

March 17, 2014 - 7:00 p.m.
Final

1. Call to Order:
2. Period of Prayer:
3. Pledge of Allegiance:
4. Election of Officers:
5. Approval of Minutes: February 18, 2014
6. Special Discussion:
7. Correspondence:
8. Engineer's Review(s):
9. Demolition Applications:
(Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)
10. Action Items: Ordinance to Amend the Zoning Ordinance
Ordinance to Amend and Replace the Official Map
Final Draft of the Sub-Division and Land Development
Ordinance
11. Discussion Items:
12. Old Business: Update of Comprehensive Plan – Census Information
Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s): 643-645 Plane St., Rear, 649 Plane St., 659 Plane St.
Lone Star Western Beef, Inc. (property owner Robert
Hartman)
16. Adjournment: