

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
March 19, 2012
7:00 p.m.

MEMBERS IN ATTENDANCE:

Don Haines, Chairman
Jay Lewis, Vice Chairman
Tiffani Lynn, Secretary
Justin Evans
Terry Sears
Mary Virginia Abendschein

MAYOR/COUNCIL IN ATTENDANCE:

Mary Wickenheiser, Council Vice-President
Kelly Murphy, Borough Council Member

STAFF IN ATTENDANCE:

Norman B. Meiskey, III, Borough Manager, Secretary/Treasurer and Assistant Zoning Officer
George Weis, Zoning Officer
Benjamin Craddock, Borough Engineer
Pam Arnold, Clerk

GUESTS IN ATTENDANCE:

Frank Doutrich
Patrick McGinness
Jeffrey Seibert – River View Place Associates Project
Rebecca Murphy
Jeffrey Spangler, Jr., P.E. – James R. Holley and Associates, Inc. – Susquehanna Valley Nursing
and Rehab Center Project

CALL TO ORDER:

Don Haines, Chairman, called this regular meeting of the Columbia Borough Planning Commission to order on Monday, March 19, 2012 at 7:00 p.m.

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

MINUTES:

Since there were no corrections to the February 21, 2012 minutes, Don Haines announced those minutes would be noted as approved.

ENGINEER'S REVIEWS:

745 Old Chickies Hill Road - Susquehanna Valley Nursing and Rehab Center Subdivision Plan

Jeffrey S. Spangler, Jr., P.E. of James R. Holley and Associates, Inc. read and explained the requested waivers to the Subdivision Plan per his letter to Jeff Helm dated March 19, 2012.

Planning Commission Members, Borough Manager and the Borough Engineer asked questions and discussed the requested waivers.

Justin Evans motioned and Terry Sears seconded that the Columbia Borough Planning Commission approve the waiver of Section 190-15.A.1 (Plan Scale), Section 190-15.C.1 (Existing contour interval), Section 190-15.C.3 (Existing features within 200' of the subject tract) and Section 190-15.C.4.d (Size, capacity and condition of existing SWM facilities) for the Preliminary/Final Subdivision Plan for the Susquehanna Nursing Center dated February 2012 conditioned upon satisfaction of comments in the Borough Engineer's review letter dated March 15, 2012. The motion passed unanimously.

Jeffrey S. Spangler, Jr., P.E. of James R. Holley and Associates, Inc. read and explained the requested waivers to the Land Development Plan per his letter to Jeff Helm dated March 19, 2012

Planning Commission Members, Borough Manager and the Borough Engineer asked questions and discussed the requested waivers.

Mary Virginia Abendschein motioned and Jay Lewis seconded that the Columbia Borough Planning Commission approve the waiver of Section 190-A.1 (Preliminary Plan), Section 190-15.A.1 (Plan scale), Section 190-15.C.1 (Existing contour interval), Section 190-15.C.3 (Existing features within 200' of the subject tract), Section 190-15.C.4.d (Size, capacity and condition of existing SWM facilities), Section 190-29.P.4 (30' setback from access drive), Section 190-35.A.3.e.2 (Time of concentration method) and Section 190-35.A.3.s (Minimum storm water pipe size) for the Preliminary/Final Land Development Plan for the Susquehanna Nursing Center dated February 2012 conditioned upon satisfaction of comments in the Borough Engineer's review letter dated March 15, 2012. The motion passed unanimously.

ZONING HEARING:

243 South Front Street, 319 South Front Street and 109 Perry Street

Jeffrey Seibert noted that he has an agreement to purchase these three properties and is scheduled to present a proposed project before the Zoning Hearing Board on March 28, 2012. He explained that he would like to build storage units on the properties which would include security cameras, lighting, fencing and possibly a full-time employee. He stated that this facility would be beneficial with regards to the River Park since people could store boats, kayaks and such for use at the River Park. He also noted that the owners of the cabins across the street, which have limited storage, would have a place to store their items. He noted that these properties have been vacant for a long time and that there has been no other interest in developing the properties. He feels this project is better than having vacant properties.

Planning Commission Members discussed the proposed project and decided not to make a recommendation to the Zoning Hearing Board regarding this project. The Commission members offered Jeff Seibert suggestions as to information he should have ready for his presentation to the Zoning Hearing Board.

OLD BUSINESS:

Don Haines, President of the Planning Commission, asked Borough Manager Meiskey for updates on existing projects.

Borough Manager Meiskey noted that the Borough received a DCNR grant in the amount of \$250,000 in 2011 for the River Park Trail Services Building which would include two service pods. One with restrooms and the other an information services area with the possibility of canoe, kayak and bicycle rentals. There would also be an elevated pavilion. He stated that the Borough also needs to apply for and receive another DCNR Grant in the amount of at least \$250,000 in 2012 toward this project. He asked the Planning Commission to support this project.

Borough Manager Meiskey also discussed another grant application for St. John's Herr Estate's Walking Trail for which the Borough has issued a letter of support. He asked that the Planning Commission join the Borough in support of this project.

Mary Virginia Abendschein motioned and Justin Evans seconded that the Columbia Borough Planning Commission provide a document of support for two DCNR Applications. One for the St. John's Herr Estate Walking Trail Project and the other for the River Park Trail Services Building. The motion passed unanimously.

Borough Manager Meiskey asked the Planning Commission to support the development of a committee of three, Norm Meiskey, Justin Evans and Jeffrey Helm, to revise the Lancaster County Planning Commission's SALDO Ordinance for the use of Columbia Borough.

Mary Virginia Abendschein motioned and Tiffani Lynn seconded to support the development of a committee of three, Norm Meiskey, Justin Evans and Jeffrey Helm, to revise the Lancaster Planning Commission's SALDO Ordinance for the use of Columbia Borough. The motion passed unanimously.



PUBLIC COMMENTS AND QUESTIONS:

Frank Doutrich of 1001 Ironville Pike, Columbia, PA welcomed Mary Virginia back after a leave of absence for two meetings due to an injury to her leg.

ADJOURNMENT:

Tiffani Lynn motioned and Justin Evans seconded to adjourn the meeting at 8:25 pm. The motion passed unanimously.

Respectfully submitted,


Tiffani Lynn
Secretary 

Borough of Columbia

LEO S. LUTZ, Mayor
MICHAEL L. BEURY, Borough Council President
R. L. PFANNEBECKER, Solicitor
NORMAN B. MEISKEY, III, Borough Manager

COLUMBIA BOROUGH PLANNING COMMISSION AGENDA

March 19, 2012 - 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 21, 2012
6. Special Discussion:
7. Correspondence:
8. Engineer's Review(s):
745 Old Chickies Hill Road – Susquehanna Valley
Nursing and Rehab Center – Sub-Division

745 Old Chickies Hill Road – Susquehanna Valley
Nursing and Rehab Center – Land Development
9. Demolition Applications:
(Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)
10. Action Items:
11. Discussion Items:
12. Old Business:
Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s):
243 South Front Street \\
319 South Front Street – River View Place Assoc.
109 Perry Street /
16. Adjournment: