

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION

May 20, 2013

7:00 p.m.

MEMBERS IN ATTENDANCE:

Justin Evans – Chairman

Jay Lewis - Vice-Chairman

Tiffani Lynn - Secretary

Stephanie Weisser

Jamie Hess

Jeff Helm

Mary Wickenheiser

MAYOR/COUNCIL IN ATTENDANCE:

None

STAFF IN ATTENDANCE:

Samuel Sulkosky – Borough Manager

Benjamin Craddock – Borough Engineer

Pam Arnold - Clerk

GUESTS IN ATTENDANCE:

Eric Blocher – C.S. Davidson

Steven Gergely, RLA – Harbor Engineering, Inc. – Associates Properties Self-Storage Facility

Jeffery Seibert - Associates Properties Self-Storage Facility

Larry Laird – 515 Locust Street, Columbia

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Monday, May 20, 2013 at 7:00 p.m.

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

MINUTES:

Mary Wickenheiser motioned and Tiffani Lynn seconded to approve the Planning Commission Minutes for April 15, 2013. All favored this motion.

PUBLIC COMMENTS: There were no comments at this time.

ENGINEER'S REVIEW:

243 S. Front Street/109 Perry Street/319 South Front Street

Associates Properties Self-Storage Facility

Steven Gergely, Project Engineer, displayed a drawing and gave a brief explanation of the Final Land Development Plan for these properties. He noted that the project includes over 300 self storage units and discussed the traffic flow, proposed landscaping, sidewalks and storm drainage.

Jeff Helm motioned and Mary Wickenheiser seconded to approve a waiver of the Preliminary Plan (Section 190-7). The motion passed unanimously.

Jamie Hess motioned and Tiffani Lynn Seconded to:

- Approve a waiver for additional sidewalks on Perry Street (Section 190-30.B.2)
- Approve a waiver for sidewalks within the facility (Section 190-30.B.1).
- Defer the installation of sidewalks on Front Street (Section 190-30.B.2) by adding a note to the plan, by including an agreement outlining the details of the deferral and subject to approval of the Borough Solicitor.
- Approve the installation of sidewalks on Union Street
- Require the use of at least three different tree types in the landscaping of the property.

The motion was approved unanimously.

Mary Wickenheiser motioned and Tiffani Lynn seconded to waive the requirement for curbing inside the facility and to defer the installation of curbing on Front Street (Section 190-30.C.1) by including a note on the plan, by including an agreement outlining the details of the deferral and subject to approval of the Borough Solicitor. The motion passed unanimously.

Jamie Hess motioned and Tiffani Lynn seconded to waive the requirement for fencing around basins with steeper side slopes greater than five horizontal to one vertical (Section 190-35.A.3.n.4), with the concurrence of the Borough Engineer. The motion passed unanimously.

Mary Wickenheiser motioned and Tiffani Lynn seconded to waive the access drive standards (Section 190-29.J and 190-29.Q) including setback requirements conditioned upon the installation of stop controls at all entrances and exits from the site. The motion passed unanimously.

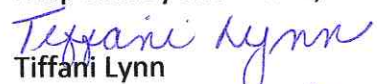

Justin Evans motioned and Tiffani Lynn seconded to waive the requirement that the retention basin be designed and maintained to ensure the design capacity after sedimentation occurs (190-35.A.3.1) subject to Application for Demolition showing that there will be no issues with the conveyance system, subject to Borough Engineer's approval. The motion passed unanimously.

Jeffrey Helm motioned and Tiffani Lynn seconded to approve the Final Land Development Plan, subject to completion of all conditions contained in the Borough Engineer's Review Letter dated May 15, 2013, except the items addressed by waivers. The motioned passed unanimously.

ADJOURNMENT:

Mary Wickenheiser motioned and Tiffani Lynn seconded to adjourn the meeting at 8:40 p.m. 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

May 20, 2013 - 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: April 15, 2013
6. Special Discussion:
7. Correspondence:
8. Engineer's Review(s): 243 S. Front St./109 Perry St./319 S. Front St.-
Associates Properties Self-Storage Facility
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):
16. Adjournment: