

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
June 16, 2014
7:00 p.m.

MEMBERS IN ATTENDANCE:

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

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
Frank Doutrich

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Monday, June 16, 2014 at 7:00 p.m.

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

MINUTES:

Mary Wickenheiser motioned to approve the May 19, 2014 minutes and Jamie Hess seconded. All favored this motion.

DISCUSSION ITEMS:

Melissa Kelly, LCPC, presented a land use map to be used for the Comprehensive Plan process. She also talked about the housing summary from a housing study performed by LHOP by reviewing the statistics for the Planning Commission to use as a tool as they see fit. Justin Evans stated they would use these statistics as part of the Comprehensive Plan. Jamie Hess asked how the Borough's home values compare to other smaller communities. Melissa stated she would have to get that information.

Justin Evans next discussed the proposed zoning ordinance amendment for "vacation rental dwellings". Jeff Helm explained this would cover dwellings within the Borough that would be rented out for vacationers. Justin asked if this would be better suited for the existing property and maintenance code instead of the zoning ordinance. After some discussion, it was the consensus of the Planning Commission that regulating vacation rental dwellings would be better suited for the maintenance code and not the zoning ordinance.

OLD BUSINESS:

Justin Evans stated they met with the business community regarding changes to SALDO and the official map. There were a small number of changes and Justin and Jeff Helm presented these changes to Borough Council.

There was discussion on placing the McGinness property back on the official map. Justin suggested that if the property was placed back on the official map then someone should engage the McGinness family in the discussion. Sam Sulkosky added that the use of the property has drastically changed from an airport to farm land and was being actively marketed for sale. He added the property should be addressed and should be considered being included on the official map.

There was discussion on the river cottages and the official map. Mary Wickenheiser and Steph Weisser added that the river cottages should not be included on the official map. The Borough already owns the access road. Justin stated there was never any discussion about including the river cottages on the official map. The Planning Commission did not take any action on these issues.

The proposed changes to the zoning ordinance were handed out to the Planning Commission. Justin reviewed these changes. The Planning Commission endorsed the changes to the zoning ordinance.

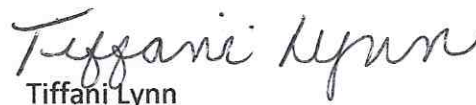
PUBLIC COMMENTS AND QUESTIONS:

Frank Doutrich, 1001 Ironville Pike, commented on the Little Caesars project. He asked about addresses for the cottages. Steph Weisser stated the cottages have addresses. He talked about the McGinness property with regards to the official map. Frank asked about the Locust Heights swimming pool. There was discussion about the 855 Chestnut Street property and the Hotel Locust property being sold.

ADJOURNMENT:

Mary Wickenheiser motioned to adjourn the meeting at 8:15 p.m. and Tiffani Lynn 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

June 16, 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: May 19, 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:
11. Discussion Items: Overview of the Columbia Land Use Map & Housing Study
Information from the Lancaster County Housing Study

Zoning Ordinance Amendment Discussion –
"Vacation Rental Dwellings"
12. Old Business: Zoning Related Narrative to Proposed SALDO

Official Map – Proposed Revisions

Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s):
16. Adjournment: