

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
July 21, 2014
7:00 p.m.

MEMBERS IN ATTENDANCE:

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

STAFF IN ATTENDANCE:

Samuel F. Sulkosky, Borough Manager
Leo Lutz, Mayor
Pam Arnold, Clerk

GUESTS IN ATTENDANCE:

Melissa Kelly, Lancaster County Planning Commission
Frank Doutrich
James McGinness
Harry Knighton
Stephen Kiehl

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Monday, July 21, 2014 at 7:01 p.m.

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

MINUTES:

Mary Wickenheiser motioned to approve the June 16, 2014 minutes and Stephanie Weisser seconded. All favored this motion.

ZONING HEARING:

125 Riverfront – Rear yard setback variance.

There was discussion regarding the lot boundaries and how the lot is deeded. There are two parcels of land, each with multiple lots on them. The lots are deeded as condominiums.

There was discussion regarding the intended use of the addition. The use remains the same and will include a small kitchen and a bathroom. The only difference is that the new addition will be larger than the existing addition.

Mayor Lutz suggested that the Borough have Joselle Cleary give an opinion regarding the need for a variance. He is not certain that a variance is needed and would like to save the property owner money if possible.

Mary Wickenheiser motioned and Stephanie Weisser seconded to recommend to the Zoning Hearing Board to grant the requested variance. All favored this motion.

OLD BUSINESS:

Housing Summary:

Melissa Kelly of the Lancaster County Planning Commission gave an update on the Housing Summary saying that she is still working on it and will have it ready for the Planning Commission's meeting on August 18, 2014 meeting.

Complete Streets:

There was discussion regarding the Complete Streets Initiative. The Commission members feel that it is important to educate the public as to the requirements of the initiative. The mayor noted that the Borough already has most of the requirements in current ordinances and that it would be beneficial for Columbia to be one of the first municipalities to implement the initiative since most of the requirements are already in place.

Official Map:

James McGinness read a letter he sent to Council President Michael Beury expressing his position regarding the placement of the former airport property on the official map. He stated that he is representing his family's private property interests and the family does not want the property on the official map.

There was discussion about whether or not the airport property should be on the official map. Planning Commission Members stated that although they would like to see the property on the official map. Since the Borough has yet to establish plans for future public right-of-way and utility connections to the former airport property, nothing has changed significantly enough to go against the wishes of the owner.

Lone star Western Beef:

Mary Wickenheiser asked if anyone knew the status of their proposed facility. Jeff Helm and Sam Sulkosky stated that they have received no response to inquiries as to the status of the adaptive reuse project.

LHOP House on N. Third Street:

Justin Evans noted that plans for the LHOP owned house on North Third Street are moving forward. He noted that the attached neighbor is interested in making improvements to their rental home as well. The architect is working on drawings and that volunteers are needed to help with this project. He noted that several churches in the area have expressed interest in volunteering. Borough Manager Sulkosky noted that Council has agreed to waive the permit fees for this project.

SALDO, Zoning Ordinance and the Official Map:

Planning Commission Members determined from Mayor Lutz and Borough Manager Sulkosky that the requested final changes have been incorporated into the final draft submitted to Borough Council. The Planning Commission anticipates receiving a final version of the various

ordinance revisions next month so that it can recommend to Borough Council approval of the final versions.

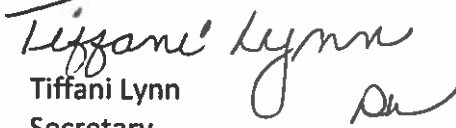
855 Walnut Street:

Jeff Helm noted that this project is moving forward during the new owner's due diligence period. An electrician investigation at the property will occur this week and an August Settlement is expected.

ADJOURNMENT:

Mary Wickenheiser motioned to adjourn the meeting at 8:21 p.m. and Stephanie Weisser 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

July 21, 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: June 16, 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:
12. Old Business:

Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s): 125 Riverfront – Harry Knighton
16. Adjournment: