

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
November 21 2011
7:00 p.m.

MEMBERS IN ATTENDANCE:

Don Haines, Chairman
Jay Lewis, Vice Chairman
Tiffani Lynn, Secretary
Mary Virginia Abendschein

MAYOR/COUNCIL IN ATTENDANCE:

Mary Wickenheiser

STAFF IN ATTENDANCE:

Jeffrey Helm, Planning and Zoning Officer
George Weis, Zoning Officer
Laurie A. Gerfin-Lutz, Clerk
Benjamin Craddock, Engineer C S Davidson

GUESTS IN ATTENDANCE:

Frank Doutrich
Brian Long
Dorothy McGinness
Patrick McGinness
Justin Evans, Lancaster County Planning Commission
Tom Feeser, Cycle Den Project
Steven Wise, President SMW Architects

CALL TO ORDER:

Don Haines, Chairman, called this regular meeting of the Columbia Borough Planning Commission to order on Monday, November 21, 2011 at 7:00 p.m.

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

MINUTES:

Mary Virginia Abendschein motioned and Tiffani Lynn seconded to approve the October 19, 2011 meeting minutes. Motion approved.

DISCUSSION ITEMS:

Steve Wise, President SMW Architects, discussed the architectural review provided by C S Davidson on the Cycle Den Project and asked for a continuation on the project.

Justin Evans, Lancaster County Planning Commission, spoke to some of Mr. Wise's issues as they pertain to storm water management and how the County Planning Commission might be handling these types of issues.

Mary Virginia Abendschein motioned and Jay Lewis 2nd for the Columbia Borough Planning Commission to grant a 60 day extension period for the Cycle Den Project. All favored.

Patrick McGinness asked for clarification on the wastewater management issues as they pertain to the Cycle Den Project and how the Borough can get up to date with these issues. Benjamin Craddock responded there would need to be a rewrite of the ordinance.

ACTION ITEM:

Norfolk Southern/Columbia Borough Sub-Div Plan

Jeff provided back ground information on the project. He also provided the Commission with a letter from CS Davidson with comments on the project.

Mary Virginia Abendschein motion and Jay Lewis 2nd that the Columbia Borough Planning Commission approve the final subdivision plan for Norfolk Southern Railway Company dated November 18, 2011 with the condition that any comments in the Borough Engineer's review letter dated November 21, 2011 be satisfied. All Favored

Mary Virginia Abendschein motioned and Tiffani Lynn 2nd that the Columbia Borough Planning Commission approve the waiver of Section 190-15.B.6 and Section 190-15.B.7 (entire property to be shown), Section 190-15.B.9 (location of line markers), Section 190-15.C.1 and Section 190-16.C (existing contours), Section 190.15.C.1 and Section 190.16.C (information within 200 feet of tract), Section 190.15.C.4 and Section 190.16.C (information within railroad property to be retained), Section 190.15.D and Section 190.16.D (information within railroad property to be retained), Section 190.15.E and Section 190.16.E.2 (information within railroad property to be retained) for the Final Subdivision Plan for Norfolk Southern Railway Company dated November 18, 2011 with the condition that all comments in the Borough Engineer's review letter dated November 21, 2011 be satisfied.

Mary Wickenheiser thanked the Commission and all involved in moving the Norfolk Southern discussions ahead at this meeting as it meets timing requirements for grant money the Borough has applied for. All Favored

Mary Virginia Abendschein motioned and Jay Lewis seconded for the Columbia Borough Planning Commission to waive preliminary plan submittal requirements and to allow final Norfolk Southern plan submittal. All Favored

OLD BUSINESS:

Official Map – Jeff gave an update.

Jeff Helm gave updates on the following properties:

Gorman Distribution – 12th & Manor Streets.

Turkey Hill Experience – 3rd & Linden Streets.

Plane Street repaving project.

Urgent Care Center – 4th & Locust Streets.

NEW BUSINESS:

Commission Reappointments:

Jay Lewis motioned and Tiffani Lynn 2nd for the Columbia Borough Planning Commission to recommend to Columbia Borough Council the reappointment of Mary Virginia Abendschein for another four year term to expire 12/31/2015. All favored.

Mary Virginia Abendschein motioned and Tiffani Lynn 2nd for the Columbia Borough Planning Commission to recommend to Columbia Borough Council the reappointment of Jay Lewis for another four year term to expire 12/31/2015. All favored.

Commission Resignation

Don Haines announced Carmen Swinehart has resigned from the Columbia Borough Planning Commission and will be providing a resignation letter shortly. She no longer resides in the Borough limits so is unable to remain as a member.

PUBLIC COMMENTS AND QUESTIONS:

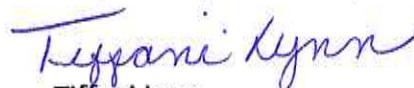
Frank Doutrich asked for clarification on the Norfolk Southern waivers and the turn back of the crossings. Frank also asked for clarification on the Lancaster Avenue discussion held earlier in the meeting.

Mary Wickenheiser commented on the safety issues relating to the crossing turn back.

ADJOURNMENT:

Tiffani Lynn motioned and Jay Lewis seconded to adjourn the meeting at 8:45 pm. Motion carried.

Respectfully submitted,



Tiffani Lynn
Secretary



Borough of Columbia

LEO S. LUTZ, Mayor
MARY C. WICKENHEISER, Borough Council President
R. L. PFANNEBECKER, Solicitor
NORMAN B. MEISKEY, III, Borough Manager

COLUMBIA BOROUGH PLANNING COMMISSION AGENDA

November 21, 2011 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: October 17, 2011
6. Special Discussion:
7. Correspondence:
8. Engineer's Review(s): 1115 Lancaster Avenue – Cycle Den
9. Demolition Applications:
 (Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)
10. Action Items: Norfolk Southern/Columbia Borough-Sub-Div Plan
11. Discussion Items:
12. Old Business:
 Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearings:
16. Adjournment: