

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
September 17, 2012
7:00 p.m.

MEMBERS IN ATTENDANCE:

Jay Lewis, Vice Chairman
Justin Evans
Jeff Helm
Tiffani Lynn
Mary Virginia Abendschein

MAYOR/COUNCIL IN ATTENDANCE:

Mary Wickenheiser, Council Vice-President

STAFF IN ATTENDANCE:

Ben Craddock, C.S. Davidson – Borough Engineer
George Weis, Code Enforcement Officer
Pam Arnold, Clerk

GUESTS IN ATTENDANCE:

Brandan Friedenfeld – Columbia & Reading Railway Project – 400 Avenue X
Matthew Hearn – Akens Engineering Assoc., Inc. – 400 Avenue X
James McGinness
Frank Doutrich
Kathy Doutrich
Theo Robinson
Michael Grab, Esq.

CALL TO ORDER:

Jay Lewis, Vice Chairman, called this regular meeting of the Columbia Borough Planning Commission to order on Monday, September 17, 2012 at 7:05 p.m.

Don Haines and Terry Sears were absent from this meeting.

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

CORRESPONDENCE:

Jay Lewis read a Letter from Mary Virginia Abendschein which stated that as of October 31, 2012 she will resign from the Columbia Borough Planning Commission. She noted that she is proud to have been part of the Planning Commission for the past 17 years and that she has every confidence in the other members of the Commission in evaluating the readiness of various initiatives in the Borough.

Jay Lewis noted that the Lancaster County Planning Commission will host their Fall 2012 Regional Breakfast Meeting Series for Regions 1 and 2 on September 27, 2012 from 7:30-9:00am at the Golden Stories Restaurant at 237 Locust Street in Columbia.

MINUTES:

Jay Lewis stated that there was not a quorum of Planning Commission Members that attended the August 20, 2012 meeting, so approval of the minutes was postponed until the October 15, 2012 meeting.

ENGINEER'S REVIEW(S):

400 Avenue X – Columbia and Reading Railway – Matthew Hearn, Akens Engineering, summarized the final corrections to the project drawings and asked that the Planning Commission consider approving the final waiver and grant project approvals contingent on several approvals including the Zoning Hearing Board approval, Lancaster County Conservation District and DEP.

Justin Evans motioned and Mary Virginia seconded to grant a waiver of SALDO Section 190-35.A.3.j regarding a spillway designed in the retention basin for the 100 year storm. All favored this motion.

Justin Evans motioned and Tiffani Lynn seconded to approve the Final Land Development Plan conditioned on satisfaction of all remaining Engineer comments. All favored this motion.

Mary Virginia Abendschein motioned and Justin Evans seconded to have Jeff Helm represent the Planning Commission at the 9/26/12 Zoning Hearing Board Meeting for the purpose of sharing the Planning Commission's comfort level regarding the waiving of the variance requirement for Zoning Ordinance Section 220-43.E.2 for paving with asphalt a majority of the interior property access drives as shown on the project site plan drawing. All favored this motion.

OLD BUSINESS:

Jeff Helm noted that he, Justin Evans and Norman B. Meiskey, III, spent several months revising the administrative section of the model Land Development and Subdivision Ordinance, and have remanded it to the Borough Engineer to make sure that the 2009 document includes Best Management Practices and meets the Borough's Land Development and Subdivision goals. Jeff Helm will bring the Engineer's SALDO Comments back to the October Planning Commission Meeting.

NEW BUSINESS:

Mary Virginia Abendschein asked everyone to think about possible replacements for her position on the Planning Commission.

Jeff Helm noted that there will be a Strategic Economic Development Planning Meeting on 9/18/12 at 6:30pm in Council Chambers. He invited everyone to the meeting.

Councilwoman Mary Wickenheiser handed out copies of the Northwest Lancaster County River Trail Map and Guide.

ZONING HEARINGS:

400 Avenue X – Columbia and Reading Railway – was discussed earlier in the meeting.

PUBLIC COMMENTS AND QUESTIONS:

Jeff Helm thanked Mary Virginia Abendschein for her many years of service and wished her well in her future endeavors.

Frank Doutrich thanked Mary Virginia Abendschein for a job well done on the Planning Commission and wished her well.

ADJOURNMENT:

Mary Virginia Abendschein motioned and Jeff Helm seconded to adjourn the meeting at 7:45 p.m. All favored this motion.

Respectfully submitted,


Tiffani Lynn
Secretary 