

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
September 21, 2015
7:00pm

MEMBERS IN ATTENDANCE:

Jay Lewis – Vice Chairman
Mary Wickenheiser
Tiffani Lynn
Stephanie Weisser
Jeffrey Helm

ABSENT MEMBERS

Justin Evans - Chairman

STAFF IN ATTENDANCE:

Pamela Arnold - Clerk

GUESTS IN ATTENDANCE:

Paul and Rose Hoffman – Keystone Cap Company, 927 Blunston Street, Columbia, PA 17512
Bruce and Jane Murray – Elite Energy, 240 Mill Street, Columbia, PA 17512
Jeff Brown – Rail Mechanical, Columbia, PA
Matt Hiltz – Hiltz Propane Systems, Marietta, PA
Tim Jackson – Affordable Propane, Quarryville, PA
Ed Heck – Columbia & Reading RR

CALL TO ORDER:

Jay Lewis called this regular meeting of the Columbia Borough Planning Commission to order on Monday, September 21, 2015 at 7:00 pm

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

SPECIAL DISCUSSION

Keystone Cap Company

Paul and Rose Hoffman, owners of Keystone Cap Company presented their plan to expand their business by adding additional warehouse and production space. They noted their plan is to request that Borough Council abandon a small part of 10th Street behind their property. Jeff Helm asked Mr. Hoffman to provide his survey plot plan at his earliest convenience.

Elite Energy and Big Dawgz Propane

Bruce Murray, owner of Elite Energy, presented his plan to expand his business by adding a state of the art propane facility to provide retail and commercial petroleum sales.

Ed Heck of the Columbia & Reading RR handed out a fact sheet and discussed how his company would assist Bruce Murray in moving propane from the Norfolk Southern Lancaster RR line to the transfer station on his short line along Shawnee Run.

Matt Hiltz of Hiltz Propane Systems of Marietta discussed the mechanics and flow system of the new propane system. Tim Jackson of Affordable Propane gave additional information.

Jeff Helm requested a formal land plan regarding the placement of the new structure(s). He explained that this plan will go to the Borough's Engineer for review.

MINUTES:

Mary Wickenheiser motioned to approve the August 17, 2015 minutes, Stephanie Weisser seconded. All favored this motion.

OLD BUSINESS/PROJECTS UPDATE:

Jeff Helm discussed a demolition permit he issued today to Mountville Motors for an office building. After this office building is demolished another, two story, office building will be built in its place.

Jeff Helm discussed the wishes of Chris Smiley to have the parcel he purchased from Gerald Arter to be rezoned as highway commercial because he would like to enlarge his used car business.

Mary Wickenheiser and Jeff Helm discussed making changes to the Borough's Zoning Map and to change it to a color coded map.

Jeff Helm discussed the property at 208-210 Locust Street saying that the owner still does not have a viable plan for the reconstruction of the front of the building because they are having trouble finding a contractor to do the work.

Jeff Helm discussed the fire property at 421 Walnut Street Rear (a/k/a 423 Avenue G) saying that there has been no submission of plans as of yet. He noted that the insurance company is still reviewing this property.


Jeff Helm discussed a property located at 2nd and Locust Street. The owner is seeking a design professional to develop a plan of selective demolition for the non-salvageable existing building areas. He is hoping this plan will improve investor interest in this property.

There was discussion regarding the AT&T towers on top of a building at 4th and Locust Street.

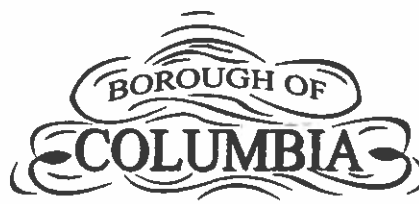
ADJOURNMENT:

Mary Wickenheiser motioned to adjourn the meeting at 8:26pm and Stephanie Weisser seconded. All favored this motion.

Respectfully submitted,


Tiffani Lynn
Secretary





Leo S. Lutz, Mayor
Michael L. Beury, Borough Council President

Robert L. Pfannebecker, Solicitor
Ronald L. Miller, Interim Borough Manager

COLUMBIA BOROUGH PLANNING COMMISSION AGENDA
September 21, 2015 - 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: August 17, 2015
6. Special Discussion: Paul Hoffman – Keystone Cap Co – 927 Blunston St
Bruce Murray – Elite Energy – 400 Avenue X
7. Correspondence:
8. Engineer's Review(s):
9. Demolition Applications:
(Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)
10. Action Items:
11. Discussion Items: Zoning Ordinance Rewrite Request
12. Old Business:
Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s):
16. Adjournment: