

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
October 19, 2015
7:00pm

MEMBERS IN ATTENDANCE:

Jay Lewis – Vice Chairman
Mary Wickenheiser
Stephanie Weisser
Annette White
Jeffrey Helm

ABSENT MEMBERS

Justin Evans - Chairman
Tiffani Lynn

STAFF IN ATTENDANCE:

Quetsy Soto - Clerk

GUESTS IN ATTENDANCE:

Brad Stewart – Lancaster County Planning Commission
Daisy Pagan – Perfect Settings
Tony Pagan – Perfect Settings

CALL TO ORDER:

Jay Lewis called this regular meeting of the Columbia Borough Planning Commission to order on Monday, October 19, 2015 at 7:00 pm

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

MINUTES:

Mary Wickenheiser motioned to approve the September 21, 2015 minutes, Stephanie Weisser seconded. All favored this motion.

DISCUSSION ITEMS:

Jeff Helm discussed the process regarding blighting a property involving the Lancaster County Housing Redevelopment Authority. He started by saying that the property located 208-210 Locust Street was a good candidate for the program. The property was partially condemned in 2012 and then was completely condemned in 2015 due to the sagging façade of the property. Jeff helm continued by stating that blighting the property will provide a time frame for the current owner to make the repairs and if the deadline is not met, then the Lancaster Redevelopment Authority can initiate legal action to take ownership of the property. The Lancaster County Housing Redevelopment Authority will then find an owner who will make the repairs to the property and utilize it for an economically useful purpose. There were 2 other vacant borough properties that this process was utilized (1020 Lancaster Avenue & 506 Concord Lane) and the program did yield success in way of clean up and rehabilitation and reoccupancy. Annette White and Mary Wickenheiser asked several questions that Jeff Helm replied to.

Will the use of the property be changed for marketing purposes? It is not the intention of Lancaster County Housing Redevelopment Authority to change the use of a property. Can a buyer utilize the assistance of LERTA to rehabilitate the property? LERTA is a tool that can be used. Could the Lancaster County Redevelopment Authority make sure that there is a deadline for the rehabilitation to be completed? There are many requirements the buyer must meet and a deadline for repairs is one of them. Will the liens on the property be recovered? Yes, at the time of sale. Who determines who can purchase the property? The purchase price usually determines the buyer and the purchase price is generated by the appraisal. What is the current zoning of the building? The property is currently zoned as Downtown Commercial, meaning that there can be a business on the ground and second floor, or a business on the ground floor and an apartment on the second floor, currently all floors were rented for residential use.


ACTION ITEMS:

Mary Wickenheiser motioned to approve the 208-210 Locust Street Blighted Property application and forward the recommendation to Borough Council for further, Stephanie Weisser seconded. All favored this motion.

ADJOURNMENT:

Mary Wickenheiser motioned to adjourn the meeting at 7:31pm and Stephanie Weisser seconded. All favored this motion.

Respectfully submitted,



Tiffani Lynn
Secretary



