

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
October 20, 2014
7:00 p.m.

MEMBERS IN ATTENDANCE:

Justin Evans – Chairman
Jay Lewis, Vice-Chairman
Tiffani Lynn - Secretary
Jeff Helm
Jamie Hess
Stephanie Weisser
Mary Wickenheiser

STAFF IN ATTENDANCE:

Samuel F. Sulkosky, Borough Manager
Derek Rinaldo, Borough Engineer, C.S. Davidson
George Weis, Code Enforcement Officer
Deb LaClair, Clerk

GUESTS IN ATTENDANCE:

Melissa Kelly, Lancaster County Planning Commission
James McGinness and Peg Knoll
Maria Elliot, Barley & Snyder
Anita Martin, Luthercare
Joel Snyder, RGS Associates
Jody Gable
Tom Lindenberger
William Kirkpatrick, Radiovision Christiana Mgt.
Nathan Saxton, Nikolaus & Hohenadel

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Monday, October 20, 2014 at 7:00 p.m.

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

Mary Wickenheiser asked who was recording the meeting. Peg Knoll stated she was recording the meeting.

MINUTES:

Mary Wickenheiser motioned to approve the September 15, 2014 minutes with a correction and Jeff Helm seconded. All favored this motion.

SPECIAL DISCUSSION:

Maria Elliot, Barley, Snyder; spoke to the Planning Commission about the possible rezoning of the property located at 1200 Locust Street, currently owned by Cimarron Properties, which was the public pool property. She explained the property was being considered by Luthercare as a possible expansion of their retirement community but the property was zoned Rural Residential

and in order for the expansion, the property would have to be rezoned as Institutional Residential. Maria added that Luthercare would be submitting a rezoning request to Borough Council.

Anita Martin, Director, Luthercare, described the mission statement of Luthercare, which currently has 200 residents at the Columbia location.

Joel Snyder, RGS Associates, presented a preliminary plan showing the 2.8 acre parcel and the proximity to the current Luthercare property. Mary Wickenheiser asked about the Luthercare property located on the other side of the riparian. Joel stated that piece of property, which was also zoned Rural Residential, presents topographical challenges. Mary suggested they consider rezoning both properties. Justin Evans asked if the neighbor who owns the house, adjacent to 1200 Locust Street, had been notified. Joel stated no. Sam Sulkusky, Borough Manager, asked how many units would be constructed. Joel stated they were in the early stages of discussion. Mary added the request seemed like a logical move for Luthercare.

Jody Gable asked about property taxes. Anita Martin stated they pay property taxes even though they are exempt.

Joel Snyder stated they would be back to the Planning Commission after the formal rezoning petition was filed.

DISCUSSION ITEM(S):

Derek Rinaldo, C.S. Davidson, talked about the storm water ordinance and what impact that ordinance would have on the Planning Commission duties. He briefly reviewed the former storm water requirements and talked about how the new storm water requirements wouldn't exempt any projects. He added that applicable projects would require a detailed storm water plan submission. There was discussion on the small projects handbook and how that would work with the storm water ordinance.

Justin Evans talked about the complete streets information handed out at the last Commission meeting by Mayor Lutz, which would be adopted by Borough Council resolution. Justin stated the goal of this resolution was to ensure safe transport for all users by vehicle, bicycles and walking traffic and also ensuring citizens of limited mobility safe travels. Mary Wickenheiser stated the resolution was straight forward. Sam Sulkosky added adoption of a complete streets resolution would also open up funding sources for the Borough.

Mary Wickenheiser motioned to recommend adoption of the complete streets policy and resolution and Tiffani Lynn seconded. All favored this motion.

Justin Evans announced that work on the Comprehensive Plan would happen at the November meeting.

OLD BUSINESS/PROJECTS UPDATE:

Sam Sulkosky reported that the SALDO and Zoning Ordinance amendments went before the Lancaster County Planning Commission and the public hearing and possible adoption would be

advertised for November 10, 2014. Derek Rinaldo stated he would be reviewing the SALDO for some minor changes.

Justin Evans stated correspondence sent by Jim McGinness, regarding the McGinness property and the Columbia Borough Official Map, was being reviewed by the Borough Solicitor and that no written response was prepared at the time of the meeting. Justin stated the request for a list of property owners as stated in that correspondence would have to come from the Borough. Sam added this request would have to be done through a right to know request. Jim stated he had a copy of his correspondence with him and asked to review this with the Commission. He began by asking what the benefits would be for a landowner and the Borough regarding a property on the official map. Justin explained some benefits would be for roads, trails and connectors to business areas. Jim expressed his concern about a property on the official map and the potential for the sale of that property to be delayed. Justin explained the Borough of Columbia could not hold up any sale of a property but that any developer would have to adhere to the ordinances in place, such as Zoning and Planning. Peg Knoll asked about the motive for putting their family property on the map. Sam explained the assurance that the use of all property in the Borough was good for the Borough. Jim talked about his rights to sell his property to whom he wanted. Peg added they might not sell the property. Jim talked about the public taking of a property and compensation for that property. Justin stated the public eminent domain could be done without the official map. Peg Knoll and Jim McGinness expressed concerns about their family property being placed on the official map and referenced discussion at various meetings. Mary Wickenheiser reiterated that the Commission, at a previous meeting, decided not to add the McGinness property to the official map. Mary Wickenheiser motioned to not place the McGinness property on the Columbia Borough Official Map and Jamie Hess seconded. All favored this motion.

ZONING HEARINGS:

631 South Thirteenth Street – Vincent Fiorella was requesting a variance to construct a 2880 square foot accessory building on the property for the applicant's personal use. Mr. Fiorella was not present at this meeting. Construction on the building was started under the issuance of a Zoning Permit. The building is framed and partially closed. Justin Evans stated the Planning Commission was not required to make a recommendation. Tom Lindenberger, 621 South Thirteenth Street, asked if the accessory building was approved by the Planning Commission. Justin stated no. Tom expressed his concerns about the size and use because the vehicles would be stored by someone who does not reside on the property. He also was concerned about construction vehicles currently stored on the property or that may be stored in the garage. Jeff Helm stated the use for the accessory building would be for the applicant's personal vehicles per the Zoning application. Tom talked about the two uses for the property with the accessory building and the dwelling being a rental, as stated on the Zoning application. Jeff explained the applicant filled out the Zoning application to seek relief from the Zoning Ordinance and it would be up to the Zoning Hearing Board to discover, through testimony, exactly what the uses would be for the existing dwelling and potential accessory building. Tom asked if the Planning Commission would make a recommendation. Justin stated the Planning Commission did not have to make a recommendation to the Zoning Hearing Board and, in fact, probably would not make any recommendation because the property owner was not present.

The neighbors present asked the Commission to support them in not recommending this project.

Tiffani Lynn motioned to recommend, to the Zoning Hearing Board, not approving the accessory building project for the property located at 631 South Thirteenth Street and Stephanie Weisser seconded. All favored this motion, except Jeff Helm who voted no. Motion carried.

173 Deascenti Drive – Bill Kirkpatrick, Radiovision Christiana Management, stated their Zoning application was a request to modify a previous Zoning decision. Nathan Saxon, Nikolaus & Hohenadel, explained the modification would be to extend the tower, fence and accessory maintenance building on the property.

Justin Evans stated the Planning Commission would not make a recommendation to the Zoning Hearing Board for this application.

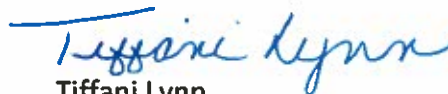
25-27 South Second Street – Justin Evans stated the applicant for this property was Robert Basler, who was requesting to divide the one dwelling on one parcel into separate dwellings and parcels. Mr. Basler was not present at this meeting. Jeff Helm stated this property was complicated and the use as a single family dwelling was worthy of the variance to separate and, in fact, was two distinct parcels in the past. Jeff stated the property owner would have to submit a sub-division plan. Mary Wickenheiser added this change to the property would be an improvement.

Justin Evans stated the Planning Commission would not make a recommendation to the Zoning Hearing Board for this application.

ADJOURNMENT:

Tiffani Lynn motioned to adjourn the meeting at 9:00 p.m. and Jeff Helm 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

October 20, 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: September 15, 2014
6. Special Discussion: St. John's Herr Estate – 1200 Locust St. (rezoning conceptual planning proposal)
7. Correspondence:
8. Engineer's Review(s):
9. Demolition Applications:
(Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)
10. Action Items:
11. Discussion Items: Storm Water
Complete Streets
12. Old Business: Comprehensive Plan
Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s): 631 S. 13th St. – Vincent Fiorella
25-27 S. 2nd St. – Robert Basler
173 Deascenti Dr. – Radiovision Christiana Mgt.
16. Adjournment: