

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
November 17, 2014
7:00 p.m.

MEMBERS IN ATTENDANCE:

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

STAFF IN ATTENDANCE:

Derek Rinaldo, Borough Engineer, C.S. Davidson
Quetsy Soto, Clerk

GUESTS IN ATTENDANCE:

David Kinser, South 16th Street Garage
Jeff Spangler, RSA Enterprise, Inc.

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Monday, November 17, 2014 at 7:00 p.m.

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

MINUTES:

Mary Wickenheiser motioned to approve the October 20, 2014 minutes and Jamie Hess seconded. All favored this motion.

SPECIAL DISCUSSION:

Jeff Spangler, RSA Enterprises, Inc. 1600 Lancaster Avenue discussed the history of the project. It was never finalized due to the economy at that time. The plans were resubmitted because of the length of time that past since the last time it was presented. The garage portion of the plans were eliminated, however everything else is still the same. Mary Wickenheiser asked if the structure was a one story structure and Mr. Spangler replied yes. Chairman Justin Evans suggested that Mr. Spangler go through the permitting process with PennDOT to alleviate some of the concerns with traffic, entrance to the property and the multiple drive throughs that are in that area. Additionally another concern is exiting the premises through Lancaster Avenue and the sight distance issues that will pose. David Kinser, South 16th Street Garage expressed a concern about the water runoff and whether or not the drainage system in his area will be tapped into. Derek Rinaldo, Borough Engineer, CS Davidson concurred that the current drainage system in use by the garage will in fact be tapped into. Mr. Kinser warned that the extra runoff will cause his business to flood. Discussion was held about alternatives methods that can prevent flooding, such as tapping into the drainage on Lancaster Avenue, Central Avenue and additionally how the actual construction and the use of pervious materials can lower the amount of runoff coming from the new business. Jeff Helm, Zoning and Planning Officer stated that he may be able to meet with Ron Youtz, West Hempfield Township Manager in order to

seek an inter-municipal agreement to work together to resolve the area's water runoff issues. Mary Wickenheiser discussed her presence at the Highway Committee meeting when she was a Council Member in September 2008, and informed that there were pictures taken of the water in February 2008. Chairman Evans suggested that if they proposed 2,000 square feet of pervious surface will diminish some of the run off. Chairman Evans informed Mr. Spangler that there are some things on his plan that he has to fix, before bringing it back to planning commission such as showing that there are no doors that will be opening into traffic and having his team evaluate traffic safety. Mr. Spangler asked if modifications to the plans should be requested. Chairman Evans motioned to waive the requirement for preliminary plans and it was seconded by Mary Wickenheiser; all favored the motion.

DISCUSSION ITEM(S):

OLD BUSINESS/PROJECTS UPDATE:

Chairman Evans asked if there was any commentary or questions about the Comprehensive Plan.

Mary Wickenheiser shared some ideas that came from the River Park Steering Committee. After the 441 project was complete, with the newly acquired area between the two bridges, there should be a concept of a rustic amphitheater with stones from the Borough farm that can be used as benches, a viewing area on a peer, parking area to the existing/future canal. She also added that there will be a ribbon cutting on December 6, 2014 from 10:00 a.m. until 2:00 p.m. for the new North West River Trail building.

Chairman Evans stated that there should be an update on the community and social services section. He also stated that there should be a discussion after the new year regarding the North 3rd Street scaping initiative and what to do after the Borough regains municipal control of the road in that area.

Jeffrey Helm discussed bringing redevelopment energy investment to the housing market and the tremendous amount of old dilapidated homes to improve the value of legacy homes and the quality of the Borough's historic neighborhoods.

Chairman Evans stated that the interior restructuring of 255 North 3rd Street has started and the finishing touches on the façade loan program have been made. There are 3 tiers of eligibility and the program should roll out in 2016.

ZONING HEARINGS:

257 South Ninth Street (and other addresses) – Kleen-Rite Corporation cancelled their application and will resubmit.

Mary Wickenheiser asked about the property on 1280 Manor Street.

Jeffrey Helm informed the Commission that there is verbal intent plan for an indoor exercise club and storage area that needs to be formalized.

Mary Wickenheiser informed that 631 South 13th Street will continue at the Zoning hearing scheduled for December 3, 2014. The date was changed due to the Thanksgiving Day holiday. Additionally, 173 Deascenti Drive was continued per a request from their counsel and would be heard at the next scheduled Zoning Hearing Board meeting. Mary Wickenheiser also added that she would like the Planning Comission members to receive a copy of the Zoning Meeting minutes.

Mary Wickenheiser asked about the Loanstar Beef Jerky plant on Plane Street.

Jeffrey Helm replied that the plan the plan the owner wished to execute did not occur in as timely a manner as the owner had planned. The current business remains in West Virginia and it seems as though the Plane Street property is back on the market for sale.

ADJOURNMENT:

Mary Wickenheiser motioned to adjourn the meeting at 8:25 p.m. and Stephanie Weisser seconded. All favored this motion.

Respectfully submitted,



Tiffani Lynn
Secretary



