

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
December 19, 2011
7:00 p.m.

MEMBERS IN ATTENDANCE:

Don Haines, Chairman
Jay Lewis, Vice Chairman
Mary Virginia Abendschein
Terry Sears

MAYOR/COUNCIL IN ATTENDANCE:

None

STAFF IN ATTENDANCE:

Jeffrey Helm, Planning and Zoning Officer
George Weis, Zoning Officer
Deb LaClair, Clerk

GUESTS IN ATTENDANCE:

Frank Doutrich
Brian Long
Dorothy McGinness
Patrick McGinness
Tom Feeser, Cycle Den Project
Steven Wise, President SMW Architects – Cycle Den Project
Dave Lewis, Columbia Water Company
Karla Farrell, Buchart Horn – Columbia Water Company Project

CALL TO ORDER:

Don Haines, Chairman, called this regular meeting of the Columbia Borough Planning Commission to order on Monday, December 19, 2011 at 7:00 p.m.

Tiffani Lynn was absent from this meeting.

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

MINUTES:

The approval of the November minutes was postponed until the December meeting.

DISCUSSION ITEMS:

None.

ACTION ITEMS:

1115 Lancaster Avenue – Cycle Den – Jeff Helm updated the Commission on this project. He stated the engineers have been communicating back and forth regarding the outstanding issues. Steve Wise added they were still working on the storm water component addressing the pre and post development issues. Mary Virginia advised Steve that the January Planning meeting was early in the month or the Commission could conditionally approve the plan tonight. Jeff Helm stated that Ben Craddock was not comfortable with a conditional approval

but to move this project along building plans could be submitted and forwarded for third-party review. Mary Virginia added Commission could give final approval at the January meeting with the building permit process started.

DEMOLITION:

20 Walnut Street – Columbia Water Company – Karla Farrell, Buchart Horn, presented site pictures of the buildings to be demolished and improvements which would allow vital operations equipment for the water company to be placed out of flood danger. Karla also added there would be an improvement in the water runoff in the area.

575 Old Chickies Hill Road – Columbia Water Company – Karla Farrell presented site plans for this demolition. She explained the existing tennis courts would be removed and the stone pillars holding the wrought iron gates would be moved to allow for an enlargement of the access driveway. The proposed building would have a foot print smaller than the existing tennis courts. Terry Sears stated there were no HARB issues with this demolition. Jeff Helm added there was still some administrative paperwork to be completed for both demolition requests. Don Haines expressed his concerns about the water company project and Laurel Hill Cemetery. Dave Lewis explained the Columbia Water Company project was not near the cemetery.

Mary Virginia Abendschein motioned and Terry Sears seconded to approve the demolition requests from the Columbia Water Company for 20 Walnut Street and 575 Old Chickies Hill Road contingent on the administrative paperwork being completed. All favored this motion.

OLD BUSINESS:

Jeff Helm updated the Commission on the Norfolk Southern land acquisition, the Plane Street road project, and the Urgent Care Center.

Jeff Helm stated Justin Evans, LCPC, had accepted a position with Penn Township. Mary Virginia Abendschein motioned to have a letter of thanks sent to Justin Evans from the Planning Commission and staff and Jay Lewis seconded. All favored this motion.

Jeff Helm stated he would check on the status of reappointments for the Commission.

Don Haines expressed his concerns about street lights not working downtown. Jeff stated he would check with the Public Works manager.

NEW BUSINESS:

None.

PUBLIC COMMENTS AND QUESTIONS:

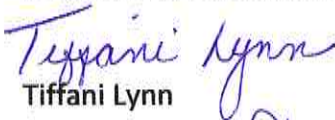

Frank Doutrich asked for clarification about fencing on the access road for Norfolk Southern project. Jeff Helm addressed this question.

Patrick McGinness asked if the MPC was different between the Borough and the State. Jeff stated there was no difference.

ADJOURNMENT:

Jay Lewis motioned and Terry Sears seconded to adjourn the meeting at 8:15 pm. All favored this motion.

Respectfully submitted,


Tiffani Lynn
Secretary 

Borough of Columbia

LEO S. LUTZ, Mayor
MARY C. WICKENHEISER, Borough Council President
R. L. PFANNEBECKER, Solicitor
NORMAN B. MEISKEY, III, Borough Manager

COLUMBIA BOROUGH PLANNING COMMISSION AGENDA

December 19, 2011 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: November 21, 2011
6. Special Discussion:
7. Correspondence:
8. Engineer's Review(s): 1115 Lancaster Avenue – Cycle Den
9. Demolition Applications: 20 Walnut Street – Columbia Water Company
575 Old Chickies Hill Road – Columbia Water Co.

(Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)

10. Action Items:
11. Discussion Items:
12. Old Business:
Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearings:
16. Adjournment: