

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
August 18, 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
Leo Lutz, Mayor
George Weis, Code Enforcement Officer
Deb LaClair, Clerk

GUESTS IN ATTENDANCE:

Frank Doutrich
James McGinness

CALL TO ORDER:

Justin Evans called this regular meeting of the Columbia Borough Planning Commission to order on Monday, August 18, 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 July 21, 2014 minutes and Jamie Hess seconded. All favored this motion.

ZONING HEARING:

601 Plane Street, Shane and Jessica Bechtold, requested a special exception for a home occupation of a nutrition club inside their dwelling. Jeff Helm stated the special exception was required for this use but there may also be variances discovered during the Zoning hearing. He added this club would be more controlled because it was by invitation. It was the consensus of the Planning Commission not to make a recommendation for this applicant's request.

OLD BUSINESS:

Official Map:

Frank Doutrich, 1001 Ironville Pike, asked about the one year period of time for the Borough to purchase a property listed on the Official Map. Justin Evans explained there was a one year period of time after a permit or a SALDO application was filed if the project would not be consistent with the official map but this process would not keep the property from being sold. Mary Wickenheiser stated the Borough has had an official map for 12 years, which had citizen

input during the approval process. She also added the revision process for the map started in 2010.

James McGinness read a letter to the Planning Commission requesting information regarding the Official Map. He asked that all facts are considered when implementing this map. Justin Evans stated the McGinness air field was removed from the Official Map and any discussion about adding this back onto the map was meant to include the family. Justin added if the property was developed, the project would be governed by Zoning and SALDO.

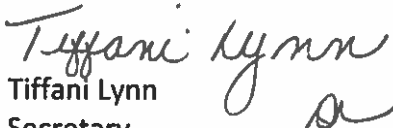
Frank Doutrich asked about the process for when a developer comes to the Borough with a project. Justin explained there were several reviews for a project such as the Comprehensive Plan, Zoning, SALDO, which would be administered by Borough staff. Jeff also explained how a developer would start the process with the Borough.

Comprehensive Plan:

Justin Evans talk about the housing analysis information done by the Lancaster County Planning Commission and how that would be incorporated into the Comprehensive Plan. Justin and Jeff reviewed the update process. Justin asked the Commission members to come up with 5 or so areas for discussion to possibly be included in the Comprehensive Plan. He also stated there would be a review of the public and human services chapters.

Tiffani Lynn motioned to adjourn the meeting at 8:30 p.m. and Mary Wickenheiser 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

August 18, 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: July 21, 2014
6. Special Discussion:
7. Correspondence:
8. Engineer's Review(s):
9. Demolition Applications:
(Releases: Sewer, Water, Gas, Electric, Cable TV, Tele)
10. Action Items:
11. Discussion Items: Comprehensive Plan
12. Old Business:

Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearing(s): 601 Plane Street – Shane & Jessica Bechtold
16. Adjournment: