

# 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

September 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: August 15, 2011
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:
12. Old Business:  
Projects Update:
13. New Business:
14. Public Comments and Questions:
15. Zoning Hearings: 745 Old Chickies Hill Road-Sus. Valley Nursing &  
Rehab Center  
1115 Lancaster Avenue – Cycle Den
16. Adjournment:

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

MEMBERS IN ATTENDANCE:

Don Haines, Chairman  
Jay Lewis, Vice Chairman  
Tiffani Lynn, Secretary  
Terry Sears  
Carmen Swinehart

MAYOR/COUNCIL IN ATTENDANCE:

None

STAFF IN ATTENDANCE:

Norm Meiskey, Borough Manager  
Jeffrey Helm, Planning and Zoning Officer  
George Weis, Code Enforcement Officer  
Pam Arnold, Clerk

GUESTS IN ATTENDANCE:

Dorothy McGinness  
Jim McGinness  
Patrick McGinness  
Frank Doutrich  
Brian Long  
Jeanne Lehmann

CALL TO ORDER:

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

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

MINUTES:

Carmen Swinehart motioned and Tiffani Lynn seconded to approve the August 15, 2011 meeting minutes. Motion approved.

ZONING HEARINGS:

1115 Lancaster Avenue – Cycle Den:

There was discussion regarding the variances being requested and comments regarding the improved parking situation.

Carmen Swinehart motioned and Tiffani Lynn seconded for the Columbia Borough Planning Commission to recommend a favorable decision regarding this project to the Zoning Hearing Board.

745 Old Chickies Hill Road – Susquehanna Valley Nursing and Rehabilitation Center:

Jeff Helm noted that the plans have not changed since they were presented conceptually to the Planning Commission previously. He said that due to financing issues the proposed new building will need to be on its own parcel, but the desire for a connecting hallway between the two buildings requires Zoning Board approval. He discussed that the main driveway entrance to the existing facility will be on the new parcel which will require legal easements.

The Planning Commission members decided not to make any recommendations to the Zoning Hearing Board at this time.

OLD BUSINESS:

Official Map – Jeff Helm stated that the Official Map is still in process and should be ready by the October 2011 Planning Commission Meeting.

Jeff Helm and Norman Meiskey gave updates on the following properties

400 Locust Street – The Zoning Hearing has been continued to 9/28/11.

401 Locust Street – The proposed project has been denied.

Plane Street Phase I Project – Construction is set to begin on or around 9/27/11.

Two new CDBG Applications have been submitted: One for the River Park Access Road and the other for Plane Street Phase II. At this time the Borough is waiting for Grant announcements.

A DCNR Grant Application for the proposed building at River Park has been submitted. The Borough is waiting for the Grant announcement.

Norfolk Southern RR – Columbia Borough Subdivision Plan which was drawn by Buchart-Horn Associates will need to be modified to include a parcel of land between Union Street and the Lancaster City Water Pump Station. When completed, the resultant drawing will be ready for approval by Norfolk Southern.

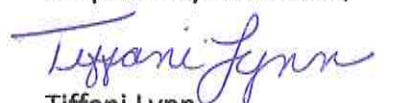
PUBLIC COMMENTS AND QUESTIONS:

Frank Doutrich asked questions about the Cycle Den project. Frank's questions were answered by both the Planning Commission Members and Staff.

ADJOURNMENT:

Jay Lewis motioned and Carmen Swinehart seconded to adjourn the meeting at 7:48pm. Motion carried.

Respectfully submitted,

  
Tiffani Lynn  
Secretary 