

MINUTES  
COLUMBIA BOROUGH PLANNING COMMISSION  
July 16, 2019  
7:00 p.m.

**MEMBERS IN ATTENDANCE:**

Mary Wickenheiser, Chairperson  
Tiffani Lynn, Vice-Chairperson  
Brad Lynn, Secretary  
Justin Evans  
Barbara Fisher  
Annette White

**STAFF IN ATTENDANCE:**

Derek Rinaldo, CS Davidson, Borough Engineer  
Deb LaClair, Administrative Assistant

**GUESTS IN ATTENDANCE:**

Arlette Warren  
Mike Grab, Esq, Nikolaus & Hohenadel – Warren Project  
Amanda Groff, Harbor Engineering – Warren Project

**CALL TO ORDER:**

Chairperson Wickenheiser called this regular meeting of the Columbia Borough Planning Commission to order on Tuesday, July 16, 2019 at 7:00 p.m.

Jeff Helm was absent from this meeting.

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

**APPROVAL OF MINUTES:**

Tiffani Lynn motioned to approve the June 18, 2019 Planning Commission meeting minutes and the Work Session minutes and Annette White seconded. All favored this motion.

**SPECIAL DISCUSSION:**

Mary discussed the request from Borough Council to have the Planning Commission review the removal of the airport district overlay section of the Zoning Ordinance. There was discussion on whether the McGinness Airport was officially decommissioned.

Tiffani Lynn motioned to recommend to Columbia Borough Council that the airport district overlay section of the Zoning Ordinance (Section 220-28.1) be removed, provided that the McGinness Airport was officially decommissioned, and Justin Evans seconded. All favored this motion.

**CORRESPONDENCE:**

Mary discussed a webinar for crime prevention for buildings/dwellings and how property owners could protect themselves.

**ENGINEER'S REVIEW:**

**DEMOLITION APPLICATIONS:**

**ACTION ITEMS:**

**DISCUSSION ITEMS:**

The Planning Commission discussed their recent walking tour of the north end of Columbia with regards to potential off-street parking areas for residents.

**OLD BUSINESS:**

Mary stated that Jeff Helm would be looking at additional properties to place in the blighted property program.

**NEW BUSINESS:**

**PUBLIC COMMENT AND QUESTIONS:**

**ZONING HEARINGS:**

L18 North Fourth Street – Arlette Warren – Mike Grab, Nikolaus & Hohenadel, informed the Commission this sub-division of a vacant lot into 5 lots with townhouses was before them at previous meetings as a conceptual plan. Mike went on to explain that the applicant was seeking relief from use and dimensional variances of the Zoning Ordinance. Mike added townhouses were not a permitted use in the Low Density Residential Zoned District (LDR).

Amanda Groff, Harbor Engineering, presented the proposed plan and pointed out the areas on the plan with regards to the dimensional variances. Justin Evans asked about buffer plantings on the hill in front of the property. Mike stated the applicant would not be opposed to plantings, if that was possible. There was discussion about other zoning districts that allow townhouses.

Derek Rinaldo asked about if there would be HOA fees to maintain potential common areas on the property and especially snow removal from the common driveway. Mike stated there would be at least a maintenance agreement for the property owners. Amanda added there would also be some type of access agreement to allow the owners of the middle units to have access to the rear of their property to maintain their yards.

Annette White asked about the parking. Amanda explained the parking.

Tiffani Lynn asked about the common space. Amanda stated that would be 10 feet wide to allow a person to walk to the rear of the property to mow the lawn.

Mary suggested the applicant look at the various agreements to ensure the property was maintained with regards to mowing of grass and snow removal.

Justin Evans motioned to recommend to the Zoning Hearing Board approval of the variances requested by Arlette Warren for the property located at L18 North Fourth Street to construct 5 townhouses on the currently vacant lot contingent on agreements for property maintenance and access and the addition of

buffer plantings on the hill on Linden Street, if possible, and Tiffani Lynn seconded. All favored this motion.

504 Kinderhook Road – Robert Barley – Mike Grab stated the property owner would be requesting a continuance for the Zoning Hearing until August due to the fact Mr. Barley would be out of town for the July hearing. Mike asked that the Planning Commission also delay their review until their August meeting.

**ADJOURNMENT:**

Justin Evans motioned to adjourn this meeting of the Columbia Borough Planning Commission at 7:50 p.m. and Brad Lynn seconded. All favored the motion.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brad Lynn".

Brad Lynn  
Secretary

A small handwritten mark or initials in blue ink, possibly "BL".