

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
August 20, 2019
7:00 p.m.

MEMBERS IN ATTENDANCE:

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

STAFF IN ATTENDANCE:

Derek Rinaldo, CS Davidson, Borough Engineer
Laura Proctor, Lancaster County Planning Commission
Deb LaClair, Administrative Assistant

GUESTS IN ATTENDANCE:

Chris Beauregard, NuTec – LGH-Columbia Outpatient Center Project
Robert Barley – 504 Kinderhook Road Project
Mike Grab, Nikolaus & Hohenadel – 504 Kinderhook Road Project
Robert Emel
Janice Nikoloff, CEDC

CALL TO ORDER:

Chairperson Wickenheiser called this regular meeting of the Columbia Borough Planning Commission to order on Tuesday, August 20, 2019 at 7:00 p.m.

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

APPROVAL OF MINUTES:

Tiffani Lynn motioned to approve the July 16, 2019 Planning Commission meeting minutes and the Work Session minutes from August 1, 2019 and Barb Fisher seconded. All favored this motion.

SPECIAL DISCUSSION:

LGH – Columbia Outpatient Center Parking Lot Project – Chris Beauregard, NuTec, informed the Commission the applicant was presenting stormwater information to construct a 40-space staff parking area at 306 North Seventh Street. He stated the stormwater plan would also be submitted to the Borough as well as the Lancaster Conservation District for review. Chris explained the drainage would be an underground system using 3 units with 12-inch perforated piping. There would also be slot drains installed in the parking lot along with screening vegetation and lighting in the parking area. Justin Evans asked about the grading of the existing parking area and how the inlet water would drop into the

bypass. Chris explained the grading and the inlet. Barb Fisher asked if the entrance to the parking area was off Maple Street. Chris stated there was the entrance off Maple Street and a proposed 17-foot driveway exit off Sixth Street. Derek Rinaldo, Borough Engineer, informed the Commission this submittal was strictly for stormwater and would not come back to the Planning Commission or go to Borough Council but that a zoning/building permit would be issued after Borough Engineer review and approval.

CORRESPONDENCE:

ENGINEER'S REVIEW:

DEMOLITION APPLICATIONS:

515 South Front Street – Safe Harbor Water Power Company – Jeff Helm stated a demolition application was received to remove a dwelling currently on this property. Mary Wickenheiser stated the property covered a large area. She also discussed the property and school taxes. There was discussion on whether the dwelling could be renovated. Jeff explained the Code Compliance Department condemned the property and renovation would not be feasible.

Brad Lynn motioned to approve the condemnation request to remove the dwelling located at 515 South Front Street, owned by Safe Harbor, pending the return of a signed property owner letter and Annette White seconded. All favored this motion.

ACTION ITEMS:

DISCUSSION ITEMS:

OLD BUSINESS:

Derek Rinaldo stated the Trinity House stream restoration project would be a 2020 project due to receipt of the permit in July. There was discussion about the work to be done. Derek also talked about the inlet project for Chestnut Street and Ironville Pike and the routing of stormwater at the St. John's Herr property; formerly the Locust Heights swimming pool.

Jeff Helm talked about the blighted properties located at 233, 237 and 239 South Fifth Street. He informed the Commission there could be a demolition and reconstruction of town houses.

Jeff stated the changes to the zoning map were discussed at the work session. He briefly reviewed those changes on the map dated August 2019.

Justin Evans motioned to recommend to Borough Council to prepare to advertise the amendments to the zoning map and Tiffani Lynn seconded. All favored this motion.

Rob Emel asked about his property located at North Fourth Street. Jeff stated the changes to the zoning map include that property. Rob asked about the riverfront properties. Jeff stated there are changes to the zoning there as well, which would change the allowable uses.

Janice Nikoloff, CEDC, added there were not enough properties zoned industrial. She stated she has had clients looking for property but needed a property zoned industrial.

Jeff Helm discussed the various zoning districts and how the industrial zoned districts interact with residential areas.

Jeff explained the timeline for the zoning map approval.

NEW BUSINESS:

PUBLIC COMMENT AND QUESTIONS:

ZONING HEARINGS:

504 Kinderhook Road – Robert Barley – Mike Grab informed the Commission the applicant would be requesting a 3-lot subdivision of the property located at 504 Kinderhook Road in the Rural Residential zoned district. Mike added the lots would be one acre lots to be sold to create single family dwellings. Mike explained Robert would be requesting a dimensional variance because the lots do not front on a public road; the lots are flag lots. Justin asked about the driveway. Mike stated the driveway was 30 feet long and 15 feet wide, which would be a shared driveway. Annette asked about snow removal. Mike stated there would be a maintenance agreement between property owners. Derek asked about public water and sewer. Mike stated both would be on-lot systems which was why the lots were one acre each.

Jeff Helm motioned to recommend to the Zoning Hearing Board approval of the subdivision of the property located at 504 Kinderhook Road, owned by Robert Barley and Tiffani Lynn seconded. All favored this motion.

ADJOURNMENT:

Tiffani Lynn motioned to adjourn this meeting of the Columbia Borough Planning Commission at 8:35 p.m. and Justin Evans seconded. All favored the motion.

Respectfully submitted,



Brad Lynn
Secretary

