

The Bloomsburg Town Council held a Public Hearing on Monday, March 11, 2024 beginning at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> Floor, Town Hall and via teleconference. The public joined by dialing: +1 646 558 8685 U.S. and included the meeting ID: 456-920-3798. The public could also join online at: <https://us02web.zoom.us/j/4569203798>. The reason for this hearing was to take public comment on the Zoning Ordinance and SALDO ordinance rehaul and Zoning district map changes.

Mayor Hummel opened the hearing at 6:00 p.m. and introduced the Town Solicitor, Matthew Turowski.

Attorney Turowski outlined the order of business for the hearing and introduced into the record four exhibits.

1. The acknowledgement of receipt from Rachel Swartwood, Columbia County Planning Commission.
2. The certified copy of the legal advertisement from the Press Enterprise.
3. The draft zoning ordinance and SALDO ordinance.
4. The public comments received through the website portal.

Steve Coladonato read a prepared statement in which he expressed concern with the expansion of the BC district to include the area around the AGAPE property that would allow for a homeless shelter to be established on the site. Increased crime, reduction in property values and the close proximity of the school are reasons not to allow this time of expansion. Mr. Coladonato also suggested the homeless shelter/halfway house type uses be removed from the CR district for the same reasons.

Jane Hyde expressed concerns with the establishment of a homeless shelter/halfway house at the AGAPE property and is against moving the BC district line to include this location in the BC district.

Dawn Roadarmel stated she is against the potential allowance of a homeless shelter due to crime, lowering of property values and the school district location. She also questioned why Bloomsburg should be responsible to take in the homeless from the entire area including Montour County.

Pat McGarry was against the expansion of the BC district for the same reason of foot traffic, crime and property values.

Matt Zoppetti spoke on a number of issues, he would like to see the IN district uses expanded, preserve the current uses in the BC district, expand the uses in the area of E. 5<sup>th</sup> Street from Wood to Spruce and reevaluate the buffer area, sidewalk requirements and landscape requirements in the SALDO.

Sue O'Donnell does not agree with changing the area on 3<sup>rd</sup> Street West of Market Street to CR.

Tom Person spoke regarding traffic on 8<sup>th</sup> Street as it is the only access for other businesses to the business campus. This access is the most direct access from the Fire Station to the businesses at the corner of West and 8<sup>th</sup> Avenue. This was also the only access used by AGAPE at the time of the last fire at 8<sup>th</sup> and West Streets. T. Person also pointed out a paper alley from Jefferson to West that runs parallel to the railroad tracks and is North of 8<sup>th</sup> Street.

Joe Sabo questioned the conforming and non-conforming status of properties in Town. He was under the impression that the zoning change would bring all properties into zoning compliance.

Andrew Barton submitted a written statement outlining six areas that require further assessment. This statement will be added to the record.

Barry Thorne stated that although there will be some difficult decisions to be made, just do it and move on. He said that changes can be made as issues arise.

A motion to close the hearing was made by T. Bell, seconded by J. Kressler, and voted on unanimously. The hearing adjourned at 7:06 p.m.

The Bloomsburg Town Council held their regular meeting on Monday, March 11, 2024 beginning at 7:18 p.m. in Council Chambers, 2<sup>nd</sup> Floor, Town Hall and via teleconference. The public joined by dialing: +1 646 558 8656 U.S. and included the meeting ID: 456-920-3798. The public could also join online at:

<https://us02web.zoom.us/j/4569203798>.

Mayor Justin Hummel called the meeting to order at 7:18 p.m., present were Council Members Toni Bell, James Garman, Bonnie Crawford (Zoom), Jaclyn Kressler, Nick McGaw (Zoom) and Jessica Jordan. Town Manager / Secretary/ Treasurer Lisa Dooley, Town Solicitor Matt Turowski, Chief of Police Scott Price, Public Works Director John Fritz, Director of Code Enforcement Mike Reffeor, Code Officer Kyle Bauman, Fire Chief Scott McBride, Airport Coordinator BJ Teichman, Director of Finance Kim Pogash (Zoom) and Administrative Assistant Christine Meeker. Also present were MJ Mahon, Carolyn Yagle, Brian Trombly, Kate Magni, Jesse Smith, Steve & Barbara Coladonato, Stacy Wagner (Zoom), David Hill (Zoom), Dennis (Zoom) and three public citizens. Nick McGaw left the meeting at 7:43 p.m.

#### **COUNCIL REMARKS.**

An executive session was held on March 6, 2024 from 10:50 a.m.- 11:01 a.m. regarding a code legal matter.

An executive session was held on March 6, 2024 from 11:38 a.m.- 12:01 p.m. regarding a code personnel matter.

#### **FLOOD/ INSURANCE AWARENESS PROCLAMATION- MARCH 18<sup>TH</sup> – 22<sup>ND</sup>.**

Mayor Hummel declared March 18<sup>th</sup>-March 22<sup>nd</sup> Flood Insurance awareness month.

#### **APPROVAL OF THE COUNCIL MINUTES FROM THE FEBRUARY 26, 2024 MEETING.**

On a motion by T. Bell, seconded by J. Garman, and voted on unanimously, Council approved the minutes from the February 26, 2024 meeting with no corrections or additions.

#### **RECOMMENDATION TO APPROVE AN APPRAISAL FROM REAL ESTATE APPRAISAL & MARKETING ASSOCIATES IN THE AMOUNT OF \$5,000 IN REGARDS TO THE WEIS MARKETS TAX ASSESSMENT APPEAL. NOTE: IF APPROVED, THE TOWN MANAGER AND TOWN SOLICITOR WILL NOT ACT UPON THE APPRAISAL UNLESS NEEDED FOR COURT PURPOSES.**

On a motion by T. Bell, seconded by J. Garman, and voted on unanimously, Council approved an appraisal from Reat Estate Appraisal & Marketing Associates in the amount of \$5,000 in regards to the Weis Markets Inc. tax appeal.

#### **RECOMMENDATION TO APPROVE THE 2024 BASIC MEMBERSHIP WITH COLUMBIA- MONTOUR VISITORS BUREAU IN THE AMOUNT OF \$101.97.**

On a motion by T. Bell, seconded by J. Kressler, and voted on unanimously Council approved the 2024 basic membership with Columbia-Montour Visitors Bureau in the amount of \$101.97.

#### **RECOMMENDATION TO ACCEPT THE RESIGNATION OF AMELIA BLACKLEDGE AS A CROSSING GUARD EFFECTIVE FEBRUARY 15, 2024.**

On a motion by T. Bell, seconded by J. Garman, and voted on unanimously, Council approved to accept the resignation of Amelia Blackledge as a crossing guard effective February 15, 2024. T. Bell expressed her gratitude to Ms. Blackledge for her many years of service to the community and school students.

#### **RECOMMENDATION TO APPROVE THE FEBRUARY LIST OF BILLS.**

On a motion by T. Bell, seconded by J. Kressler, and voted on unanimously, Council approved payment of the following monthly bills: General Fund \$254,933.14, Recycling Fund \$32,080.96, Street Lighting Fund \$7,193.39, Fire Fund \$18,202.08, Pool Fund \$119.16, Liquid Fuels Fund \$5,788.45, CDBG Entitlement \$67,884.17, Home Fund \$72,252.00, and the February Payroll Authorization \$255,986.74.

**RECOMMENDATION TO APPROVE THE FOLLOWING FOR THE JULY 4, 2024 EVENT.**

- 1. QUOTE FROM BEAVER VALLEY ENVIRONMENTAL, LLC IN THE AMOUNT OF \$450 FOR 6 PORTABLE RESTROOMS.**
- 2. QUOTE FROM THE WEST BRANCH RENTAL LLC IN THE AMOUNT OF \$150 FOR A DUNK TANK.**

On a motion by T. Bell, seconded by J. Kressler, and voted on unanimously, Council approved the quote from Beaver Valley Environmental, LLC in the amount of \$450 for 6 portable toilets and a quote from West Branch Rentals, LLC in the amount of \$150 for a dunk tank. Both items are for the July 4<sup>th</sup> celebration at the Town Park.

- 3. PHONE QUOTE FROM CATAWISSA BOTTLING COMPANY FOR:  
RENTING BIG BOTTLES FOR \$30 WITH DEPOSIT BEING RETURNED BACK.  
\$3 A BOX (12 QUANTITY) FOR 10 CASES.  
PURCHASE OF 24 BOTTLES (20 OZ.) FOR \$21 FOR 18 CASES IN THE AMOUNT OF \$378. FLAVORS: BLUE BIRCH, ORANGE CREAM, ROOT BEAR AND CHERRY.**

On a motion by T. Bell, seconded by J. Garman, and voted on unanimously, Council approved a phone quote from Catawissa Bottling for renting the big bottles for \$30 with a deposit being returned and the purchase of 18 cases of 20 oz bottles of soda in the amount of \$378 for the ring toss game for the July 4<sup>th</sup> celebration at the Town Park.

**THANK YOU TO BLOOMSBURG FIRE DEPARTMENT FOR LETTING THE TOWN RENT THE BOTTLE RINGS.**

**RECOMMENDATION TO APPROVE THE FOLLOWING 2024 POOL DATES.**

**JUNE 8, 2024 - SEPTEMBER 2, 2024 (SUNDAY – SATURDAY)**

**OPEN FOR THE WEEKEND ONLY: SEPTEMBER 7<sup>TH</sup> & SEPTEMBER 8<sup>TH</sup>**

On a motion by J. Garman, seconded by J. Kressler, and voted on unanimously, Council approved the following 2024 pool dates: Opening June 4, 2024 through September 2, 2024 and the weekend of September 7<sup>th</sup> and September 8<sup>th</sup>.

**RECOMMENDATION TO PROVIDE A SUPPORT LETTER TO ACCOMPANY LIVIC CIVIL'S ENGINEER STUDY RESULTS FOR FT. MCCLURE BOULEVARD FOR PENNDOT'S REVIEW AND CONSIDERATION. NOTE: ENGINEER PLANS WERE SENT WITH THE AGENDA ON 3/9/2024.**

On a motion by T. Bell, seconded by J. Kressler, and voted on 5 to 1 (Kressler voting no), Council approved providing a letter of support to accompany LIVIC Civil's engineering study results for Ft. McClure Boulevard for PennDOT's review and consideration.

**RECOMMENDATION TO APPROVE PURCHASING A NEW PROJECTOR FROM STAPLES IN THE AMOUNT OF \$849.99 FOR THE AIRPORT CONFERENCE ROOM. NOTE: THIS WILL BE OVERBUDGET AND WILL BE EXPENSED WITHIN THE AIRPORT GENERAL FUND DEPARTMENT.**

On a motion by T. Bell, seconded by J. Kressler, and voted on unanimously, Council denied approval to purchase a new projector from Staples in the amount of \$849.99 for the airport conference room. The Airport Coordinator was instructed to source out a more economical option.

**RECOMMENDATION TO APPROVE PAYMENT TO TRA ELECTRIC INC. IN THE AMOUNT OF \$6,400 FOR THE EAST STREET DECORATE LIGHT FROM JULY 2023.**

On a motion by T. Bell, seconded by J. Kressler, and voted on unanimously, Council approved payment to Tra Electric, Inc. in the amount of \$6,400 for the East Street decorative light that was damaged in July 2023.

**RECOMMENDATION TO APPROVE PURCHASING 20 CHAIRS FROM THE POOL FURNITURE SUPPLY FOR THE TOWN POOL WITH THE \$50K DEGENSTEIN GRANT FUNDS IN THE AMOUNT OF \$9,904. NOTE: JOHN FRITZ WILL BE REVIEWING THE SAME CHAIRS FROM THE SUNBURY POOL ON 3/15/2024 PRIOR TO PURCHASING.**

On a motion by T. Bell, seconded by J. Kressler, and voted on unanimously, Council approved purchasing 20 chairs from the pool furniture supply for the town pool in the amount of \$9,904. Costs will be covered by funds from the \$50,000 Degenstein Grant.

**RECOMMENDATION TO SUPPORT THE TNR PROGRAM FOR 2024.**

On a motion by J. Kressler, seconded by J. Garman, Council unanimously approved supporting the TNR program for 2024.

**RECOMMENDATION TO APPROVE ADVERTISING THE PEDALCYCLE ORDINANCE.**

On a motion by J. Kressler, seconded by J. Jordan, and voted on unanimously, Council approved to advertise the pedalcycle ordinance.

**RECOMMENDATION TO MAKE NO CHANGES TO OVERNIGHT PARKING REGULATIONS.**

On a motion by J. Garman, seconded by J. Jordan, and voted on 5 to 1 (Hummel voting no), Council approved making no changes to the overnight parking regulations.

**RECOMMENDATION TO APPROVE ADDING THE NEW FIRE DEPARTMENT COMMAND VEHICLE ON THE TOWN FUEL LIST. NOTE: POTENTIAL THAT THE FIRE POLICE VAN WILL BE RETIRED AND REMOVED FROM THE LIST.**

On a motion by J. Garman, seconded by J. Jordan, and voted on unanimously, Council approved adding the new fire department command vehicle on the Town fuel list.

On a motion by J. Garman, seconded by J. Kressler, and voted on unanimously, Council adjourned into an executive session at 8:05 p.m. to discuss a code personnel matter.

Council reconvened the meeting at 8:37 p.m.

On a motion by T. Bell, seconded by J. Garman, and voted on unanimously, Council approved to advertise for a Code Enforcement I in the Code Enforcement department.

Council ended the meeting at 8:39 p.m.

March 11, 2024

Town of Bloomsburg  
301 East 2<sup>nd</sup> Street  
Bloomsburg, PA 17815

Re: Zoning Updates

Dear Council,

As a private citizen in Bloomsburg I appreciate the ability to offer my comments on the planned zoning changes in hopes to positively impact future land uses in the Town. Most of these comments are focused on future economic development and planning withing the Town.

Mapping:

- 1.) The institutional zoning district (IN) includes most properties owned by Bloomsburg University (and affiliates) and Bloomsburg Hospital. These parcels are all large, some unoccupied with those having been under ownership for 30+ years with no development. These parcels contain significant future growth potential. Since the proposed IN districted is contained to these areas I recommend adding all Industrial land uses to the permitted uses in hopes of spawning future development in these areas while maintaining acceptable uses of the current land owners.
- 2.) Given the fact the Town is defined as largely an urban setting with future growth contained by available lands, I see no purpose to the Residential-Conservation District. If residential development is going to happen anywhere in town it will be via suburban-urban trends. I don't believe promoting future development that would be limited by a conservation zone to have any real value and only potentially prevent other high value developments.
- 3.) The CW district seems redundant to other districts and otherwise misplaced. The area contained by Steve Shannon's Warehouse could just be the Industrial. The CW between Market and Park Streets should be removed. These parcels are small and directly in the middle of residential areas. Modernization of the rail system and movement of goods no longer utilizes these areas with access to rail spurs. This area should be a target for future residential growth. The remaining CW on the east side of Town could then connect to the other MX-2 rather than be spot zoned by itself.
- 4.) I am confused why the zone largely containing an international manufacturing facility does not include permitted uses of all industrial land uses. I recommend these all be added.
- 5.) I recommend the MX-3 be changed back to highlight the industrial nature of this district as the new MX-3 appears to accommodate a handful of parcels entirely owned by 2 individuals. Existing uses of the Fair association could be added to the permitted uses.
- 6.) There is an obvious push to add specific uses of 'care related facilities', however, I do not see the rationalization for the location of these services. I would assume the derivative uses of 'shelters, treatment facilities, parole houses, etc' would all require similar public/private services like hospitals, transportation facilities, law enforcement. These proposed permitted facilities are nowhere near the location of the existing services. While the uses are of similar needs of services they are permitted only in some districts and not vis-versa ; i.e. Halfway House - only MX-3 while Homeless Shelter is CR,C-W, and BC. Etc. etc.

- 7.) The BC district seems rather arbitrary. The definition reads almost identical to the MX-2 or MX-3. If this district was property sited as either it would be a natural continuation of said district rather than spot zoned by itself.
- 8.) Airport Overlay - I would suggest a caveat be added to this section such that it is applicable as long as an airport is licensed and conducting flights.

Textual:

- 1.) 27-504 Buffer Yards in IP, CW, MX-2 and MX-3 should be required to contain trees based on size of building.
- 2.) 27-507 Fences - should be buffered by vegetation with minimum heights between the Public ROW/adjacent properties and the fence.
- 3.) 27-511 Off Street Parking - Increase compact car spaces from 10% to 25%
- 4.) 27-511.3.5.A.1 - Define number of trees
- 5.) 27-511.3.5.A.4 - I don't believe this section is required. If its existing is permitted.
- 6.) 27-511.4.A.6 - Define number of trees.

If you have any questions, feel free to contact me at 570-560-2876 or via email at [abarton@livicco.com](mailto:abarton@livicco.com).

Sincerely,

Andrew J Barton  
830 Market Street  
Bloomsburg, PA 17815