



LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HEATHER ZINK
Borough Council President

MARK E. STIVERS
Borough Manager

COLUMBIA BOROUGH PLANNING COMMISSION

Paul W. Myers Council Chamber, 308 Locust Street, Columbia

November 15, 2022 – 7:00 p.m.

Final Agenda

This meeting will be live streamed to the Borough's Facebook page as a convenience and is not meant to replace in-person participation in the meeting.

- 1) Call to Order:
- 2) Moment of Silence:
- 3) Pledge of Allegiance:
- 4) Approval of Minutes:
 - a) Consider approval of the Planning Commission Meeting Minutes from October 18, 2022, Regular Meeting
- 5) Zoning Hearing(s) Consider Motion to Recommend to Zoning Hearing Board:
 - a) None
- 6) Engineer's Review(s) of SALDO Applications:
 - a) None
- 7) Demolition Applications Consider Motion to Recommend to Borough Council:
 - a) 3 Shawnee Avenue – Dumkopf LLC
- 8) Action Items:
 - a) Reappointment of Annette White – Motion to Recommend to Borough Council
 - b) 318 Poplar Street – Land Bank – Motion to Recommend to Borough Council
 - c) 349 North Second Street – Land Bank – Motion to Recommend to Borough Council
 - d) 1005 Spruce Street – Land Bank – Motion to Recommend to Borough Council
- 9) Discussion Items:
 - a) Project Updates



Planning Commission Meeting Agenda – November 15, 2022 – Page 2

- 10) Old Business (for discussion):
- 11) New Business (for discussion):
 - a) Change of Planning Commission Meeting Date from Tuesday May 16, 2023, to Thursday May 18 2023
- 12) Public Comments and Questions:

Civility and Decorum: Borough officials and members of the public are expected to conduct themselves with civility and to accord each other a measure of dignity and respect. Shouting, foul language, personal insults, threats, attacks, or any conduct that disrupts the flow of business is out of order.
- 13) Motion to Adjourn:

Next Meeting Scheduled for December 20, 2022

If you are person with a disability wishing to attend this meeting and require an accommodation to participate in the meeting, please contact the Columbia Borough Office at (717) 684-2467 at least 24 hours prior to the meeting.

MINUTES
COLUMBIA BOROUGH PLANNING COMMISSION
October 18, 2022

MEMBERS IN ATTENDANCE:

Mary Wickenheiser, Chairperson
Justin Evans
Kelly Murphy
Annette White

STAFF IN ATTENDANCE:

Derek Rinaldo, CS Davidson
Sharon Cino, Planning and Zoning Manager
Deb LaClair, Administrative Assistant

GUESTS IN ATTENDANCE:

Steve Kaufhold, Lancaster County Housing Redevelopment Authority – 332 Locust Street
Sean Krumpe, Lancaster County Housing Redevelopment Authority – 332 Locust Street
Ryan Trees, RGS Associates - 1200 Locust Street

CALL TO ORDER:

Chairperson Wickenheiser called this regular meeting of the Columbia Borough Planning Commission to order on Tuesday, October 18, 2022, at 7:00 p.m.

Tiffani Lynn, Brad Lynn and Marilyn Kress Hartman were absent from this meeting.

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

APPROVAL OF MINUTES:

Kelly Murphy motioned to approve the Regular Planning Commission meeting minutes from September 20, 2022, and Justin Evans seconded. All favored this motion.

ZONING HEARING(S):

There were no hearings for review at tonight's meeting.

ENGINEER'S REVIEW(S):

There were no reviews by the Borough Engineer.

DEMOLITION APPLICATION(S):

332 Locust Street – Mary Wickenheiser stated this property was purchased by the Lancaster County Housing Redevelopment Authority and was the applicant for demolition. Sean Krumpe, LCHRA, stated that the current commercial/residential building would be demolished by D H Funk and then the project would be handed over to Nelson Shertzer, owner of the adjacent property, to develop into an outdoor eating/courtyard area. Mary verified that the Planning Commission would be dealing with Mr. Shertzer for the development of the lot. Sean stated yes. Mary asked if the plans submitted were the final plans

or just basic demolition plans. Sean explained they were final plans with the elevations to remain the same and possibly minor changes. Derek Rinaldo informed the Commission that the applicant would have to meet all Zoning Ordinance requirements for this project and would be required to combine the lots by the easiest way possible.

Justin Evans motioned to recommend to Columbia Borough Council the demolition of the existing commercial/residential dwelling located at 332 Locust Street and Annette White seconded. All favored this motion.

ACTION ITEMS:

1200 Locust Street – Ryan Trees, RGS Associates, reviewed the calculation for the recreation fee to be paid to the Borough for this project. He also reviewed the outstanding engineer comments from a letter dated October 7th. Derek added that once the recreation fee was paid then the plan could be recorded. Justin Evans motioned to accept the recreation fee in lieu of for the project located at 1200 Locust Street in the amount of \$9,310.00 and Kelly Murphy seconded. All favored this motion.

DISCUSSION ITEMS:

Sharon Cino provided an update on land bank properties. She also talked about the community event being held by the Land Bank on October 19th from 4:00 – 6:00 p.m.

OLD BUSINESS:

Mary Wickenheiser stated she did not have an update on the Comprehensive Plan.

Derek Rinaldo stated the project at 132 Locust Street was nearing completion with a final walk-through done by the Borough; there were a few minor items to address.

NEW BUSINESS:

There were no items under new business.

PUBLIC COMMENTS AND QUESTIONS:

There were no comments or questions from the public.

ADJOURNMENT:

Annette White motioned to adjourn this meeting of the Columbia Borough Planning Commission at 7:24 p.m. and Justin Evans seconded. All favored this motion.

Respectfully submitted,

Brad Lynn, Secretary



PENNSYLVANIA ACT 121 (2008) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: 8/29/2022 BY: RDT SERIAL NO: 2022241855

NOTES: UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. §176, AS AMENDED BY ACT 121 OF 2008, LAND GRANT SURVEYORS, LLC HAS PREPARED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

- 1. PURSUANT TO 73 P.S. §176(2), LAND GRANT SURVEYORS, LLC HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC HAS STATED IN THE REQUEST THAT THE WORK IS PRELIMINARY.
- 2. PURSUANT TO 73 P.S. §176(3), LAND GRANT SURVEYORS, LLC HAS SHOWN, UPON REQUEST THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVES PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. §176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
- 3. PURSUANT TO 73 P.S. §176(5), LAND GRANT SURVEYORS, LLC HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF THE ONE CALL NOTICE AND THE TOLL FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
- 4. IF PURSUANT TO 73 P.S. §176(2), LAND GRANT SURVEYORS, LLC HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, LAND GRANT SURVEYORS, LLC HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

LAND GRANT SURVEYORS, LLC DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, LAND GRANT SURVEYORS, LLC, INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED BY ACT 121 OF 2008.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM 1-800-243-1176 A MINIMUM OF THREE (3) DAYS PRIOR TO EXCAVATING OR WITH CAREFUL EXPLORATORY WORK, AT THE CONTRACTOR'S RISK, PRIOR TO CONSTRUCTION FOR THOSE PRIVATE LINES WHICH ARE NOT ABLE TO BE LOCATED THROUGH THE ONE CALL PROCESS. IT MAY BECOME NECESSARY IN THE FIELD TO ADJUST THE PROPOSED UTILITY LOCATION TO RESOLVE ANY UTILITY CROSSING CONFLICTS WHICH MAY OCCUR. LAND GRANT SURVEYORS, LLC SHALL BE NOTIFIED IMMEDIATELY OF ANY SUCH CONFLICTS AND DOCUMENTED. THE INFORMATION CONTAINED IN THIS SECTION AS IT RELATES TO THE DUTIES OF CONTRACTORS DOES NOT CONSTITUTE LEGAL ADVICE AND IN NO WAY REPRESENTS THE EXTENT OF THE CONTRACTOR'S DUTIES PURSUANT TO THE UNDERGROUND UTILITY LINE PROTECTION ACT. CONTRACTORS WITH QUESTIONS REGARDING THE UNDERGROUND UTILITY LINE PROTECTION ACT SHOULD CONSULT WITH AN ATTORNEY IMMEDIATELY.

UTILITY LISTING:

CONTACT PA ONE CALL AT 1-800-243-1176 FOR INDIVIDUAL UTILITY TELEPHONE NUMBERS.

COLUMBIA BOROUGH
308 LOCUST STREET
COLUMBIA, PA. 17512
JAKE GRAHAM
JGR@HAMCOLUMBIAPA.NET

LANCASTER AREA SEWER AUTHORITY
130 CENTERVILLE RD
LANCASTER, PA. 17603
JOHN VILGA
jvilga@lansa.org

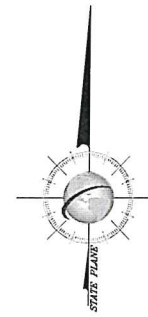
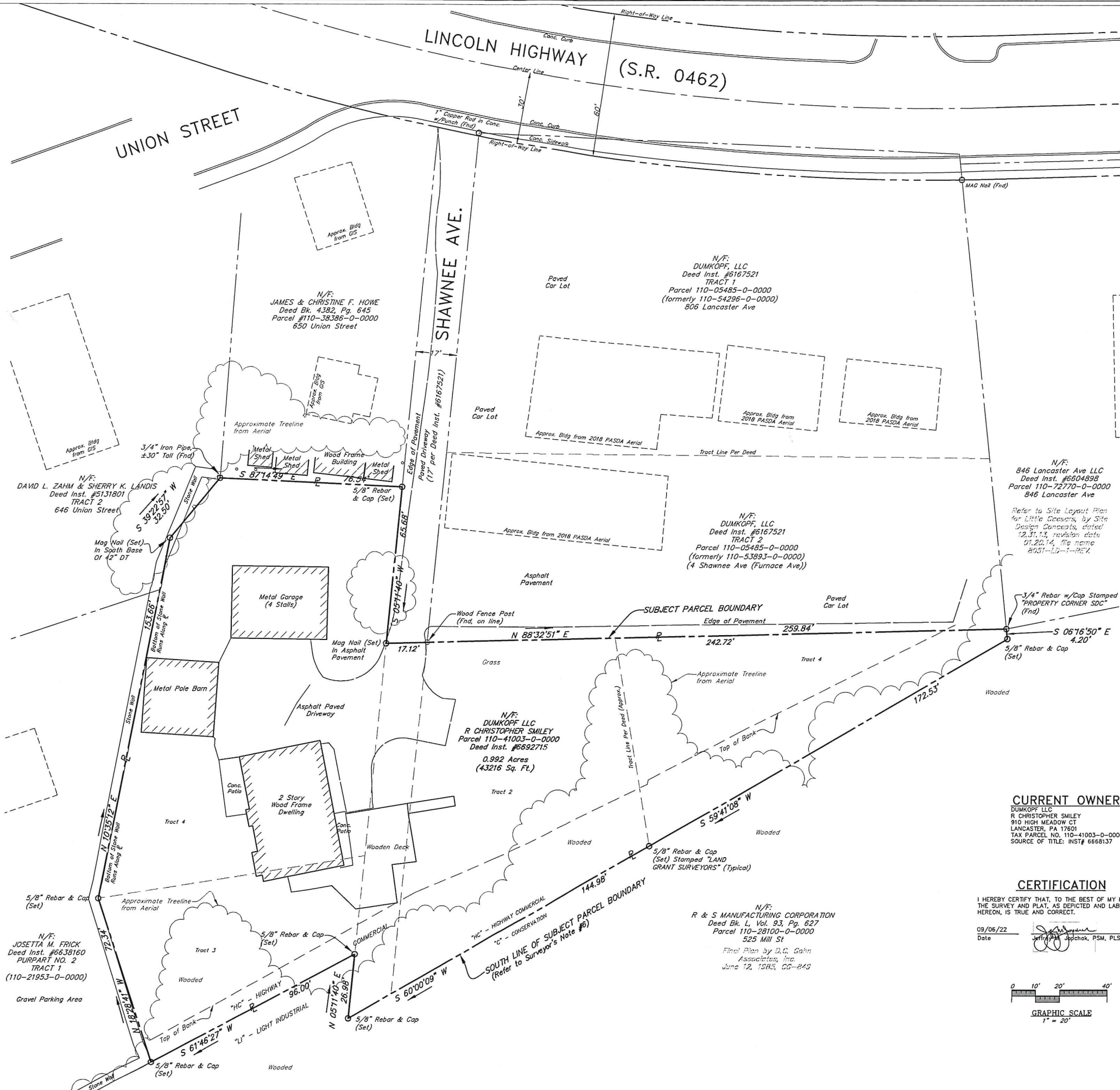
COLUMBIA WATER COMPANY
220 LOCUST STREET
P.O. BOX 350
COLUMBIA, PA. 17512
DAVID LEWIS
DLW@COLUMBIAWATER.NET

PPL ELECTRIC UTILITIES CORPORATION
434 SUSQUEHANNA TRAIL
NORTHUMBERLAND, PA. 17857
DOUG HAUFF
dhauff@ppleweb.com

UGI UTILITIES INC
1301 4th DR
MIDDLETOWN, PA. 17057
STEPHEN BATEMAN
sbateman@ugi.com

SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA SPCS), SOUTH ZONE (3702), NAD 83, BASED ON GPS OBSERVATIONS MADE BY THIS FIRM.
- 2. THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
- 3. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS #42071C0338F AND 42071C0338F DATED 4/5/2016.
- 4. UNDERGROUND UTILITY LOCATIONS, IF SHOWN, ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 121 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (LAND GRANT SURVEYORS, LLC CANNOT GUARANTEE THE EXACT LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, AN EXACT LOCATION OR THE EXISTENCE OF OR NONEXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT PART OF THIS CONTRACT PERFORMANCE).
- 5. THE RIGHT OF WAY FOR LINCOLN HIGHWAY, S.R. 0462 WAS DETERMINED FROM A RESPONSE FROM PENNDOT ON AUGUST 4, 2022 WHICH STATES THAT THE RIGHT OF WAY IS SIXTY FEET (60') IN WIDTH.
- 6. THE CONFIGURATION OF THE SOUTH BOUNDARY LINE OF THE SUBJECT PARCEL IS BASED ON A SURVEY PERFORMED BY D.C. GOHN ASSOCIATES, INC. AS SHOWN ON A FINAL PLAN FOR HARVEY T. MAKLE POST NO. 722 AMERICAN LEGION, DATED JUNE 12, 1985, DRAWING NUMBER CG-849 AS SUPPLIED BY D.C. GOHN ASSOCIATES ON JULY 18, 2022.



LEGEND

- Adjoiner Property Line
- Property Line (L)
- Right-of-Way Line
- Centerline
- Easements
- Index Contour
- Intermediate Contour
- Spot Elevation
- Curb Line
- Pavement Marking
- Edge of Pavement (E.O.P.)
- Min. Blg Setback Line
- Overhead Electric
- Underground Electric
- Underground Telephone
- Gas Line
- Sanitary Sewer Line
- Sanitary Force Main
- Water Line
- Storm Drainage Piping
- Fence
- Zoning Line
- Outside Rail
- Edge of Water (Stream)
- FEMA 100 Year Floodplain
- Treeline
- Sign
- Well
- Light Pole (LP)
- Ground Light (GLT)
- Downspout (DS)
- Mailbox
- Bollard
- Reflector Post
- T.G. Top Gate
- Inv. Invert
- SLCPP Smooth Lines
- Corrugated Plastic Pipe
- Concrete
- Deciduous Trees
- Coniferous Tree
- Traffic Signal Box
- Traffic Signal Pole
- Traffic Signal Mast
- PVC Polyvinyl Chloride
- SDR Standard Dimension Ratio
- DIP Ductile Iron Pipe

N/F: 846 Lancaster Ave LLC
Deed Inst. #6604898
Parcel 110-72770-0-0000
846 Lancaster Ave
Refer to Site Layout Plan for Little Gainers, by Site Design Concepts, dated 12.31.13, revision date 01.20.14, file name 8031-10-1-REV.

N/F: DUMKOPF, LLC
Deed Inst. #6167521
TRACT 2
Parcel 110-05485-0-0000
(formerly 110-53893-0-0000)
(4 Shawnee Ave (Furnace Ave))

N/F: DUMKOPF LLC
R CHRISTOPHER SMILEY
Parcel 110-41003-0-0000
Deed Inst. #6592715
0.992 Acres
(43216 Sq. Ft.)

N/F: R & S MANUFACTURING CORPORATION
Deed Bk. L, Vol. 93, Pg. 627
Parcel 110-28100-0-0000
525 Mill St
Final Plan by D.C. Gohn Associates, Inc. June 12, 1985, CG-849

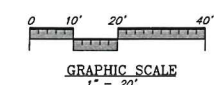
N/F: JOSETTA M. FRICK
Deed Inst. #6638160
PURPART NO. 2
TRACT 1
(110-21953-0-0000)

CURRENT OWNER:
DUMKOPF LLC
R CHRISTOPHER SMILEY
910 HIGH MEADOW CT
LANCASTER, PA 17601
TAX PARCEL NO. 110-41003-0-0000
SOURCE OF TITLE: INST# 6668137

CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT, AS DEPICTED AND LABELED HEREON, IS TRUE AND CORRECT.

09/06/22 Date
Jeffrey M. Jopchak, PSM, PLS



REVISIONS PER:	DATE:	BY:
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

LGS
LAND GRANT SURVEYORS
3904 ABEL DRIVE
COLUMBIA, PA 17512
717-285-7872 FAX: 717-285-7885
www.landgrantsurveyors.com

MANAGER: RLH
DRAWN BY: RDT
CHECKED BY: JMJ
SURVEY CHIEF: MTN
DESIGNED BY:
DATE: 8/29/2022
DRAWING NO: 221988 01
SHEET NO: 1 OF 1
SCALE: 1"=20'

BOUNDARY SURVEY
SUBJECT:
3 SHAWNEE AVENUE
COLUMBIA BOROUGH
LANCASTER COUNTY
COMMONWEALTH OF PENNSYLVANIA
CLIENT:
MOUNTVILLE MOTOR SALES
806 LANCASTER AVENUE
COLUMBIA, PA 17512
717-681-9610

DRAWING: P:\23\23098 - Mountville Motor Sales\231008 01 - 3 Shawnee Ave.dwg - FUGITEE: Top 06, 2022 2:19 pm

BOROUGH OF COLUMBIA, PA
DEMOLITION PERMIT APPLICATION

APPENDIX A
APPLICATION FOR CONSIDERATION OF ZONING PERMIT

ZONING PERMIT APPLICATION # _____
DATE OF RECEIPT/FILING: _____

The undersigned hereby applies for approval under the Borough of Columbia Demolition Permit Ordinance, Chapter 105, of the demolition permit request contained herein:

1. BUILDING/STRUCTURE/VEGETATIVE SCREENING/IMPERVIOUS SURFACE TO BE DEMOLISHED: 3 Shawnee Ave
COLUMBIA, PA 17512
2. DATE WHEN DEMOLITION TO COMMENCE: TBD
3. TIME DEMOLITION TO OCCUR: ASAP
4. INTENDED USE OF PROPERTY FOLLOWING DEMOLITION:
 - A. VACANT LOT: X
 - B. SINGLE FAMILY HOME: _____
 - C. MULTI-FAMILY HOME: _____
 - D. MOBILE HOME: _____
 - E. COMMERCIAL: _____
 - F. INDUSTRIAL: _____
 - G. INSTITUTIONAL: _____
 - H. OTHER (PLEASE SPECIFY): _____
5. CUBIC FOOTAGE OF BUILDING/STRUCTURE/VEGETATIVE SCREENING/IMPERVIOUS SURFACE: 3000 square feet
6. NAME OF APPLICANT: Dumkopf LLC
ADDRESS: 806 Lancaster Ave Columbia, Pa. 17512
PHONE NUMBER: 717-475-1266
FAX: 717-459-7463
E-MAIL ADDRESS: Dumkopf LLC @ gmail.com
7. NAME OF OWNER (IF DIFFERENT FROM APPLICANT): _____
ADDRESS: _____
PHONE: _____

8. NAME OF COMPANY TO PERFORM DEMOLITION: TBD
ADDRESS: _____
PHONE: _____ FAX: _____ E-MAIL: _____
CONTACT PERSON: _____

9. HAS A PLAN BEEN SUBMITTED PURSUANT TO THE BOROUGH OF COLUMBIA SUB-DIVISION AND LAND DEVELOPMENT ORDINANCE?
YES: _____

NO (PLEASE EXPLAIN): No, we are not subdividing

10. HAS A PLAN FOR PROPOSED USE BEEN SUBMITTED TO THE ZONING OFFICER FOR APPROVAL?
YES: _____

NO (PLEASE EXPLAIN): just a vacant lot for now

11. HAS A PLAN BEEN SUBMITTED TO PA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL (COMMERCIAL BUILDINGS ONLY)?
YES: _____

NO (PLEASE EXPLAIN): Residential home

The undersigned hereby represents that, to the best of his knowledge, information and belief, all information listed above is true, correct and complete.

By signing this application, the undersigned hereby agrees to abide by the Columbia Borough Demolition Ordinance, Chapter 105, and any and all other applicable local, state and federal regulations and ordinances.

DATE: 10/11/22

[Signature]
SIGNATURE OF LANDOWNER OR REPRESENTATIVE

DUMKOPF LLC
806 LANCASTER AVE
COLUMBIA PA 17512-2206

\$4.57 US POSTAGE
FIRST-CLASS
Oct 04 2022
Mailed from ZIP 17512
1 OZ FIRST-CLASS MAIL FLATS RATE



stamps
endicia

11923275

062S0012913542

USPS CERTIFIED MAIL



9407 1118 9876 5817 5844 72

PPL ELECTRIC UTILITIES
651 DELP RD
LANCASTER PA 17601-3034



Dumkopf LLC.
806 Lancaster Avenue
Columbia, Pa 17512
717.475.1266

October 4, 2022

I am writing to inform you of my intention to demolish the structure located @ 3 Shawnee Avenue, Columbia, Pa 17512. My goal is to rear down the existing building and replace it with a garage. I believe it will make my business more functional as well as add appeal by removing a building that is no longer functioning.

I plan to meet with the Columbia planning commission at the Borough office. I need to have verification that there is no service at the location.

Sincerely,

Chris Smiley
717.475.1266

DUMKOPF LLC
806 LANCASTER AVE
COLUMBIA PA 17512-2206

\$4.57 US POSTAGE
FIRST-CLASS
Oct 04 2022
Mailed from ZIP 17512
1 OZ FIRST-CLASS MAIL FLATS RATE



stamps
ending
a

11923275

062S0012913542

USPS CERTIFIED MAIL



9407 1118 9876 5817 5856 53

COLUMBIA WATER AUTHORITY
220 LOCUST ST
COLUMBIA PA 17512-1111



Dumkopf LLC.
806 Lancaster Avenue
Columbia, Pa 17512
717.475.1266

October 4, 2022

I am writing to inform you of my intention to demolish the structure located @ 3 Shawnee Avenue, Columbia, Pa 17512. My goal is to rear down the existing building and replace it with a garage. I believe it will make my business more functional as well as add appeal by removing a building that is no longer functioning.

I plan to meet with the Columbia planning commission at the Borough office. I need to have verification that there is no service at the location.

Sincerely,

Chris Smiley
717.475.1266

DUMKOPF LLC
806 LANCASTER AVE
COLUMBIA PA 17512-2206

\$4.57 US POSTAGE
FIRST-CLASS
Oct 04 2022
Mailed from ZIP 17512
1 OZ FIRST-CLASS MAIL FLATS RATE



USPS CERTIFIED MAIL



9407 1118 9876 5817 5881 80

JAMES HOWE
650 UNION ST
COLUMBIA PA 17512-2212



11923275

062S0012913542

Dumkopf LLC.
806 Lancaster Avenue
Columbia, Pa 17512
717.475.1266

October 4, 2022

Dear Neighbor,

I am writing to inform you of my desire of demolition to the building located @ 3 Shawnee Avenue. My intent is replace it with a garage. Should you have concerns or questions, please do not hesitate to contact me at my place of business or feel free to call me directly at 717.475.1266.

Sincerely,

Chris Smiley

DUMKOPF LLC
806 Lancaster Avenue
Columbia, Pa 17512
717.681.9610

November 11, 2022

Neagy Excavating has collected a sample and has been sent to the lab for testing. At this time we have not received a report back. A report will be provided at the time of building permit submittal. If you have any questions, please feel free to contact me directly or Dustin Neagy.

Alyssa Shultz

From: [Sean Krumpe](#)
To: [Sharon Cino](#); [Heather Zink](#); [Kathleen Hohenadel](#); [Mark Stivers](#); [Leo Lutz](#); [Charles Leader](#); [Eric Kauffman](#)
Cc: [Michaela E Allwine](#)
Subject: 318 Poplar Street Approval
Date: Wednesday, November 9, 2022 8:39:51 AM
Attachments: [image.png](#)

Good morning Columbia Land Bank Committee,

As many of you are aware, we have been working with Stacy and Jack Burkhart at 318 Poplar Street, first attempting to put them through our Home Repair Program, but after recognizing the significant scope of work, found that they were not eligible for that program. Instead, we have been waiting for them to find an apartment, at which point we would work with them to acquire the property through Land Bank. Yesterday, Stacy reached out and let us know that they have found an apartment and are now looking to sell as soon as they can.

I thought we had done this before, but I cannot seem to locate Borough Council and School Board approvals for acquisition of this property. I was wondering if we could have this put on the agendas for upcoming Borough Council and School Board meetings.

Thank you, and please let me know if anyone has any questions.

Sean Krumpe
Acquisition and Rehabilitation Program Coordinator



Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

28 Penn Square, Suite 200 | Lancaster, PA 17603

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sharon Cino

From: Sean Krumpe <skrumpe@lchra.com>
Sent: Thursday, October 20, 2022 1:25 PM
To: Sharon Cino; Heather Zink; Kathleen Hohenadel; Mark Stivers; Leo Lutz; Charles Leader; Eric Kauffman
Cc: Michaela E Allwine
Subject: Upset Tax Sale Properties

Good afternoon Columbia Land Bank Committee,

I am reaching out to let everyone know that the Land Bank will be participating as a bidder in the upcoming Upset Tax sale on November 14th. There will be four properties we will be pursuing in Columbia. To begin, we have already received School Board and Council approval for 149 and 151 Stump Avenue, and we will (finally) have the opportunity to bid on these parcels at the upcoming sale. Additionally, we would like to request approval to acquire the following two properties:

- 349 North 2nd Street
- 1005 Spruce Street

Thank you, and please let me know if anyone has any questions,

Sean Krumpe
Acquisition and Rehabilitation Program Coordinator







Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

28 Penn Square, Suite 200 | Lancaster, PA 17603

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Columbia Borough

Address	Approved for acquisition	Acquired/pre-development	Sold to developer	Developed in-house	Acquisition Funding Source	Rehab Funding Source	Completed	Sold to homeowner	Comments
304 Cherry Street 	X	X		X	Local	LOC	X	X	
511 Cherry Street 	X	X	X		Local	Private	X	X	
208-210 Locust Street 	X	X	X		Local	Private			Being sold to adjacent property owner
839 Blunston Street 	X	X	X		CDBG	Private	X	X	
551 Avenue H 	X	X	X		Local				Under Rehabilitation
494 Manor Street 	X	X	X		CDBG	Private	X	X	
237-239 S. Fifth Street 	X	X			PHARE	PHARE			Demolished - Backfilled and seeded, grass currently growing. Awaiting next year's Habitat project
233 S. Fifth Street 	X	X			PHARE	PHARE			Holding for later phase of Fifth Street project
149 S 5th Street 	X	X	X		PHARE	PHARE		X	
324 Union Street 	X	X	X		CDBG	Private	X	X	
921 Spruce Street 	X	X			PHARE	Private			Under Rehabilitation
243 + 245 S. 5th Street 	X	X			PHARE	PHARE			Demolished - Backfilled and seeded, grass currently growing. Awaiting next year's Habitat project
154 S. Fifth Street 	X								Moving to settlement in coming weeks
156 S. Fifth Street 	X	X							Acquired, awaiting acquisition of 154 S Fifth for larger project
149-151 Stump Ave 	X								Looking to acquire at upcoming Upset Tax Sale scheduled for Monday, 11/14

From: [Mark Stivers](#)
To: [Sharon Cino](#); [Mary & Vinnie Wickenheiser](#); [Lisa Brown](#)
Subject: FW: Seeking candidates to serve as LCPC members
Date: Tuesday, October 25, 2022 5:15:35 PM
Attachments: [image001.jpg](#)

FYI (Council BCCd)

The County is looking for people to serve on the County Planning Commission.

If interested or if you know someone who is interested, please let me know and have them follow the link below to apply.

Sharon – Please forward to the PC Board and HARB board.

Lisa – Please forward to the Parks board

Please forward to anyone else who may be interested.

Thanks

Mark E. Stivers, AICP

Borough Manager
Columbia Borough



*“A man may do an immense deal of good,
if he does not care who gets the credit for it.”
– Father Strickland, Jesuit Priest*

From: Gaddie, Faith <FGaddie@co.lancaster.pa.us>
Sent: Tuesday, October 25, 2022 3:24 PM
To: Gaddie, Faith <FGaddie@co.lancaster.pa.us>
Cc: Van Blarcom, Kip <KVanBlarcom@co.lancaster.pa.us>; Standish, Scott <StandisH@co.lancaster.pa.us>
Subject: Seeking candidates to serve as LCPC members

Municipal officials, municipal managers, and Partners for Place:

We’re seeking candidates to serve as Lancaster County Planning Commission (LCPC) members! Please forward this email to your boards and commissions – or to constituents who are actively involved in the community.

For terms beginning in 2023, applications are due by Friday, November 18, 2022. For more information – and to apply – please visit this link: <https://lancastercountyplanning.org/269/Serving-As-An-LCPC-Member>

The Lancaster County Board of Commissioners makes these appointments, but our department assists them in identifying candidates. LCPC members serve 4-year terms. Beginning this year, we are creating an ongoing “pool” of candidates for the board to choose from. For terms beginning in 2023, the board will make its decision by the end of 2022. Applicants who are not appointed in this round will be kept on file for 4 years.

All candidates must live in Lancaster County. Beyond that, there are different requirements for regional and at-large members:

- Regional members must be a 1) municipal elected official, 2) municipal planning commission member, or 3) municipal manager. If you are not a municipal elected official, we ask you to provide the name of a municipal elected official as a reference. Regional members represent one of the “planning areas” (see map at the link above).
- At-large members typically 1) represent historically underrepresented groups or 2) have a special familiarity with “major areawide citizen interests” such as housing, education, economic development, etc. At-large members do not need the endorsement of a municipal elected official.

Thank you for your interest! If you have any questions, please contact Faith Gaddie, Senior Administrative Secretary, at fgaddie@co.lancaster.pa.us or 717-299-8333. Thank you!

Faith Gaddie (on behalf of)

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