



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

April 18, 2023 – 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 March 21, 2023, 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) 154 and 156 South Fifth Street – Lancaster County Land Bank
- 8) Action Items:
 - a) Recommend to Borough Council the CDBG Grant for the 200 Block of Union Street between Second and Third Streets
- 9) Discussion Items:
 - a) Project and Land Bank Update



- 10) Old Business (for discussion):

- 11) New Business (for discussion):
 - a) Review Application(s) for Planning Commission Alternate Member and Consider Recommendation to Borough Council
 1. Nathan Roach

 - b) Next Scheduled PC Meeting on 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 Thursday, May 18, 2023

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
MARCH 21, 2023

MEMBERS IN ATTENDANCE:

Mary Wickenheiser, Chairperson
Tiffani Lynn, Vice-Chairperson
Brad Lynn, Secretary
Justin Evans
Marilyn Kress Hartman
Kelly Murphy
Annette White

STAFF IN ATTENDANCE:

Sharon Cino, Planning and Zoning Manager
Theresa O'Donnell, Administrative Assistant

CALL TO ORDER:

Chairperson Wickenheiser called this regular meeting of the Columbia Borough Planning Commission to order on Tuesday, March 21, 2023, at 7:00 p.m.

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 February 21, 2023, and Justin Evans seconded. All favored this motion.

ZONING HEARING(S):

There were no Zoning hearings.

ENGINEER'S REVIEW(S):

There were no reviews from the Borough Engineer.

DEMOLITION APPLICATION(S):

There were no applications.

ACTION ITEMS:

Chair, Mary Wickenheiser, stated that the Zoning Ordinance, Signs, has been advertised and reviewed by Columbia Borough Council and submitted to the Lancaster County Planning Commission with comments included in the packet. After approval tonight, the ordinance will be advertised, and a hearing will be held at the April meeting. The Borough Solicitor has reviewed the ordinance. Annette asked about signs already in existence and Sharon answered that those signs will be grandfathered in. Kelly commended the individuals responsible for the ordinance and stated it is well written. Annette asked if Lancaster City has a similar ordinance and Mary responded that she is sure they do. Justin asked for clarification of the term "altered" and if sign permits will need to go before HARB, if in the historic district. Sharon responded

that yes, sign permits in the historic district will need to go before HARB. Language was found in the ordinance to clarify the term “altered”. Sharon also clarified that murals are now considered signs according to this ordinance. Brad asked for clarification. If a sign is not in accordance with current ordinance, will it still be grandfathered in? Sharon responded no if it is illegal now, it will still be illegal after changes.

Justin Evans motioned to recommend amended language to Borough Council and Tiffani Lynn seconded. All favored this motion.

DISCUSSION ITEMS:

Sharon Cino provided an update on land bank properties. She informed the commission that 154 and 156 South Fifth Street will come before Planning Commission for demolition approval and then a request for subdivision approval. Tiffani asked when Habitat for Humanity will start the actual project. Sharon estimated 12 months. Mary updated the commission on the fire properties at 521 and 523 Locust Street. She stated 521 Locust Street is with the Redevelopment Authority and 523 currently has a stop work order but the intent is to turn it back to a single-family dwelling.

OLD BUSINESS:

Mary attended the March Borough Council Work Session. The topic was short term rentals and expanding where permissible with a special exception. Parking was discussed. Mary suggested to Council that no zoning changes be made until the Comp Plan is complete. She informed the group that she received an application for an alternate member of the Planning Commission and after talking to the Borough Manager and doing research, it was discovered that a resolution was created in 2021 but never was approved by Council. The resolution will be on the March 28, 2023, Borough Council agenda.

Mary asked Sharon for a Comp Plan update. Sharon stated CSDavidson is sending part one and two later this week then a completed updated schedule to include AdHoc meetings, getting on a Planning Commission agenda and advertised public meetings. Mary recommended that Borough Council receive an update on the Comp Plan.

NEW BUSINESS:

The Borough Engineer will be at the next month’s meeting to discuss the CDBG application. The project includes the 200 block of Union Street. Members were encouraged to reach out to the engineer with questions. Chief Brommer sent out a letter about Spring Clean Up on April 21, 2023. Interested volunteers are encouraged to reach out to Pam Arnold. Marilyn Kress Hartman inquired about all the merchandise and café tables being placed out on the sidewalk and interference with pedestrian traffic. Sharon responded that there is currently a temporary sidewalk café permit that was initiated during Covid. A sidewalk ordinance is in the works and will address these concerns. Members were sent webinar opportunities and if interested, respond to Sharon.

PUBLIC COMMENTS AND QUESTIONS:

There were no public comments.

ADJOURNMENT:

Justin Evans motioned to adjourn this meeting of the Columbia Borough Planning Commission at 7:33

p.m. and Tiffani Lynn seconded. All favored this motion.

Respectfully submitted,

Brad Lynn, Secretary

BOROUGH OF COLUMBIA, PA
DEMOLITION PERMIT APPLICATION

HARB - 4-12
P.C.
B.C.

APPENDIX A
APPLICATION FOR CONSIDERATION OF ZONING PERMIT

ZONING PERMIT APPLICATION #
DATE OF RECEIPT/FILING:

3-15-23

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:

154 South Fifth Street, 156 South Fifth Street

2. DATE WHEN DEMOLITION TO COMMENCE: A.S.A.P.

3. TIME DEMOLITION TO OCCUR: 8-4 PM

4. INTENDED USE OF PROPERTY FOLLOWING DEMOLITION:

- A. VACANT LOT: _____
- B. SINGLE FAMILY HOME: 2
- 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: 1226 ft²

6. NAME OF APPLICANT: S.A. WAY.
 ADDRESS: PO BOX 31 mountville PA 17854
 PHONE NUMBER: 717-285-2233 Cell 717-629-5727
 FAX: 717-285-7286
 E-MAIL ADDRESS: S.A.WAY.28@YAHOO.COM

7. NAME OF OWNER (IF DIFFERENT FROM APPLICANT): Lancaster County
 ADDRESS: LAND BANK Bldg 4th St
2B PENN SQ REC. Suite 200
LANCASTER PA 17603
 PHONE: 717 394 0793 x232

8. NAME OF COMPANY TO PERFORM DEMOLITION: SAWAY
ADDRESS: PO BOX 31
mountville PA 17551
PHONE: 717-255-2323 FAX: 717-255-7226 E-MAIL: SAWAY28@YAHOO.COM
CONTACT PERSON: SEAN WAY

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

YES:

NO (PLEASE EXPLAIN): _____

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

YES:

NO (PLEASE EXPLAIN): _____

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

YES:

NO (PLEASE EXPLAIN): _____

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

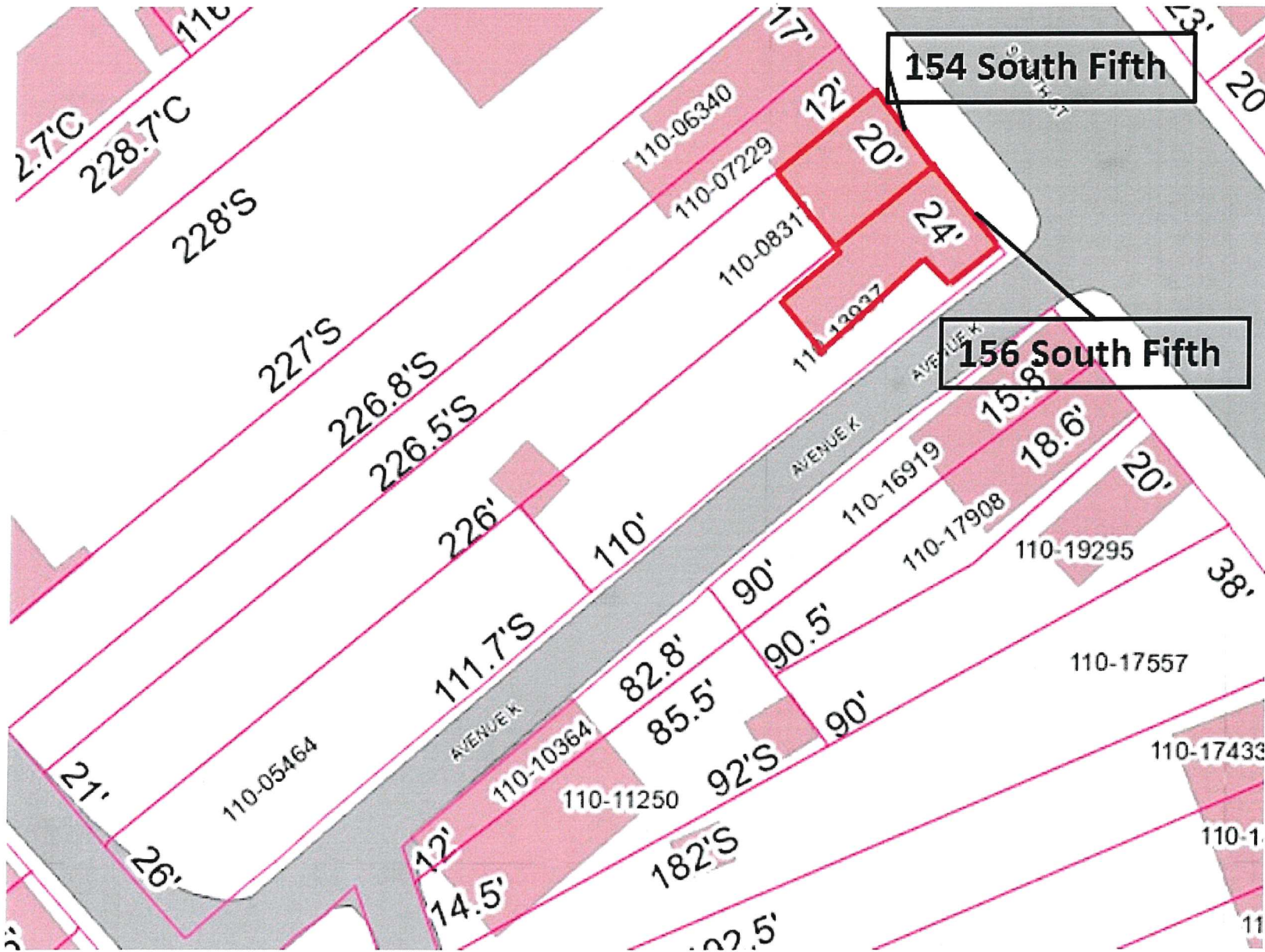
By signing this application, the undersigned hereby agrees to abide by the Columbia Borough Demolition Ordinance, Chapter 105, and any and all other applicable local, state and federal regulations and ordinances.

DATE: 3-15-23



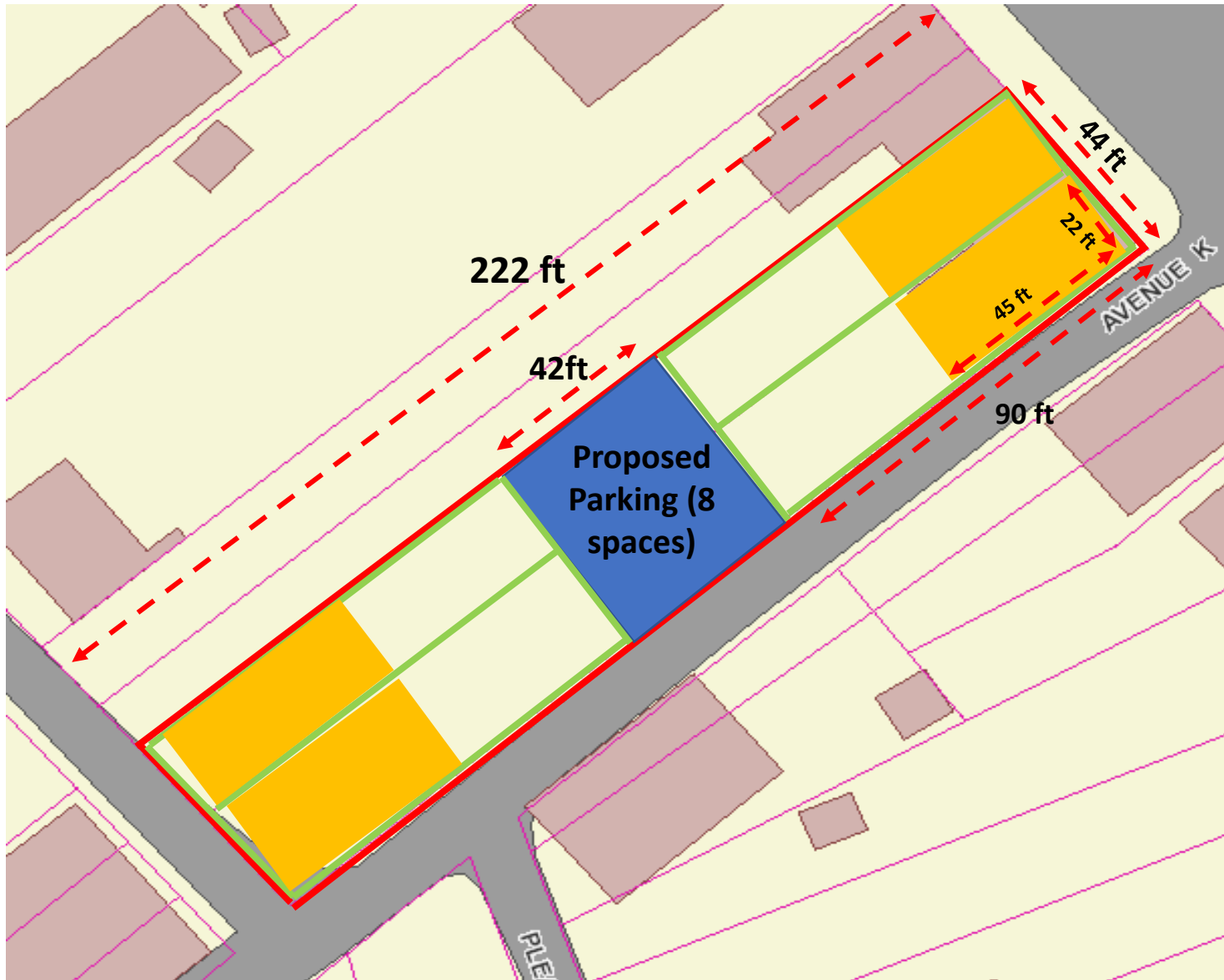
SIGNATURE OF LANDOWNER OR REPRESENTATIVE

5th Street Structures to be Demolished



154 + 156 South Fifth Street: *Conceptual Site Plan*

Please note that this is only a preliminary conceptual site plan. A subdivision and land development plan will be provided at a later time for review by the Columbia Borough Planning Commission.



- Housing Unit
- Parking
- Parcel Area
- Total Development Area

- Total area = 9,768ft²
- 4 parcels total, each containing 1 housing unit
 - Each parcel and housing unit will occupy the same square footage
 - 1 Parcel = 1,980ft²
 - 1 Housing unit = 990ft²
- Each parcel will have 462ft² in additional area (2 spaces per parcel) for parking
 - 1,848ft² total for parking
- 59% of total lot area is proposed impervious coverage (units and parking)
- Total area (parking, unit, and remaining lot area) = 2,442ft² per parcel
 - If necessary based on parcel area, the Land Bank will seek approval through Columbia's Zoning Ordinance *Section 220-27: Flexible residential development option*

Letter of Intent

Sharon Cino

From: Sean Krumpe <skrumpe@lchra.com>
Sent: Wednesday, March 15, 2023 1:13 PM
To: Sharon Cino
Subject: Demolition Permit Site Plan and Narrative
Attachments: 154 and 156 Demolition Site Plan.pdf

Good afternoon Sharon,

Attached is a site plan for the area of new development after the demolition is completed at 154 and 156 South Fifth.

Obviously, more detailed elevations and site plans will be prepared by an architect as the Land Bank seeks the actual building permits, but as we discussed during the Land Bank meeting this past Monday, this should cover the demolition side. The demolition contractor we are working with, SA Way, will submit the remaining demolition permit materials. Here is a brief narrative of the Land Bank's plans for after the demolition is complete:

"After demolition activities are completed at 154 and 156 South Fifth Street, the Lancaster County Land Bank Authority will hold the cleared parcels and seek Subdivision and Land Development approvals to subdivide the large rectangular lot into four separate parcels. We will propose that each of these parcels contain one housing unit (totaling four). Two of the housing units will front South Fifth Street in a similar way to the existing structures, while the other two units will front Church Avenue. Each of the four parcels and housing units will occupy equal square footage (see proposed demolition site plan). The Lancaster County Land Bank Authority will contract with an architectural firm to develop detailed site plans and elevations after demolition activities are completed."

Please let me know if you have 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

Visit: www.lchra.com

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

S.A. WAY
P. O. BOX 31, MOUNTVILLE, PA 17554
(717) 285-2333
(717) 285-7286 (FAX)
HIC #19847

PROPOSAL SUBMITTED TO:

Land Bank Authority
28 Penn Square
Suite 200
Lancaster PA 17603

JOB: 154-156 S Fifth st Columbia

We hereby propose labor and material for the completion of:

- 1 Demolish Both structures and disposal of material
- 2 Remove foundation walls leaving foundation at alley and again at side of 152
- 3 Back fill hole with 2-a stone and tamp
- 4 There is no repairs to 152 other then weather tight to side where 154 is raze at
- 5 Cap off sewer and water in side walk
- 6 Back fill with stone and replace side walk where removed
- 7 top and seed where homes are razed
- 8 Remove fence and shed in rear of homes
- 9 There is no asbestos removal in bid
- 10 S.A.WAY Will supply all permits for the demo
- 11 There is no engineered plans for demo in bid
- 12 Secure site at end of each work day and while work is being done

TOTAL: \$44,856.48

TERMS: \$ 22428.24 when homes are down and material removed balance upon
completion of job

ACCEPTANCE:



DATE:

3-1-23



LANCASTER COUNTY
**Land Bank
Authority**
SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 3, 2023

Subject: Demolition of Structures

Properties to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Resident,

This is to advise you that from March 20, 2023, to May 20, 2023, we will be performing demolition work on the above properties, located near yours.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

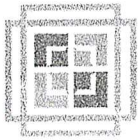
Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

Lancaster County Land Bank Authority

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28 Penn Square • Suite 200 • Lancaster, PA 17603-4297



7022 3330 0000 9357 0060

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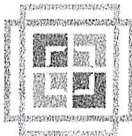
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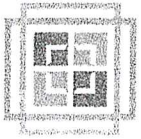


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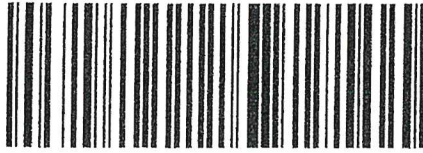
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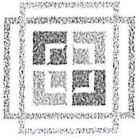
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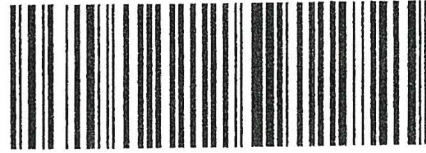
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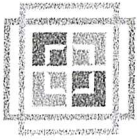
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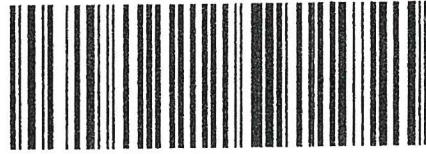
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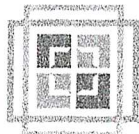
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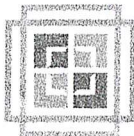
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 Lancaster, PA 17601-3034

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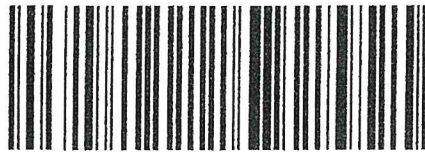
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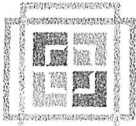


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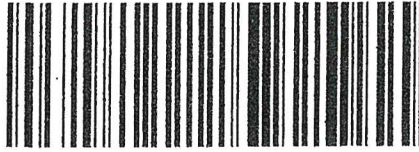
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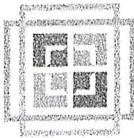
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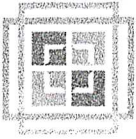
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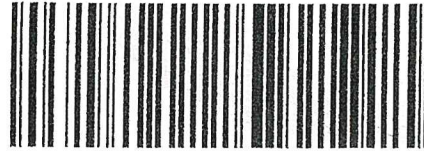
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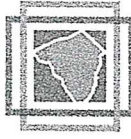
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LANCASTER COUNTY

**Land Bank
Authority**

SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 6, 2023

Subject: Demolition of Buildings – Utility Notification

Property to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Utility Provider,

This is to advise you that we will be performing demolition work on the above properties. We are notifying you because you have been listed as having a utility connected to these properties. We are asking that you disconnect the utility and send a release to the contact listed below stating that the utility's service connections have been disconnected, and that all appurtenant equipment has been removed, sealed, and plugged in a safe manner. If you need assistance accessing the properties to do this, please reach out to the contact listed below.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

Lancaster County Land Bank Authority

From: Dollinger, Brian M bdollinger@ugi.com
Subject: Gas Service Cut Off
Date: Mar 7, 2023 at 5:13:17 PM
To: saway28@yahoo.com

Sean,

It is understood that you have been contracted to perform the demolitions of the properties at 154 and 156 S. 5th St in Columbia PA. UGI will have a crew available to disconnect/ abandon the gas services to these properties in the 3rd week of April of this year. If you have any questions or concerns, please feel free to reach out to me.

Thank you,

Brian Dollinger
bdollinger@ugi.com
Office- (717) 255-1410
Cell- (610) 721-4571

i'llbethere

*"I take the time to perform my work safely, every day.
My family, my co-workers, and my customers are depending on me.
I stand vigilant and when called upon...i'llbethere."*



Energy to do more*



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BOROUGH OF COLUMBIA, PA
DEMOLITION PERMIT APPLICATION

HARB - 4-12
P.C.
B.C.

APPENDIX A
APPLICATION FOR CONSIDERATION OF ZONING PERMIT

ZONING PERMIT APPLICATION #

DATE OF RECEIPT/FILING: 3-15-23

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:

154 South Fifth Street, 156 South Fifth Street

2. DATE WHEN DEMOLITION TO COMMENCE: A.S.A.P.

3. TIME DEMOLITION TO OCCUR: 8-4 Pm

4. INTENDED USE OF PROPERTY FOLLOWING DEMOLITION:

- A. VACANT LOT: _____
- B. SINGLE FAMILY HOME: 2
- 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: 1226 ft²

6. NAME OF APPLICANT: S.A. WAY.
 ADDRESS: PO BOX 31 mountville PA 17854
 PHONE NUMBER: 717-285-2233 Cell 717-629-5727
 FAX: 717-285-7286
 E-MAIL ADDRESS: S.A.WAY.28@YAHOO.COM

7. NAME OF OWNER (IF DIFFERENT FROM APPLICANT): Lancaster County
 ADDRESS: LAND BANK BOUTHAMPTON
28 PENN SQ REC. Suite 200
LANCASTER PA 17603
 PHONE: 717 394 0793 x232

8. NAME OF COMPANY TO PERFORM DEMOLITION: SAWAY
ADDRESS: PO BOX 31
MOUNTVILLE PA 17558
PHONE: 717-285-2333 FAX: 717-285-7226 E-MAIL: SAWAY28@YAHOO.COM
CONTACT PERSON: SEAN WAY

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

YES:

NO (PLEASE EXPLAIN): _____

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

YES:

NO (PLEASE EXPLAIN): _____

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

YES:

NO (PLEASE EXPLAIN): _____

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.

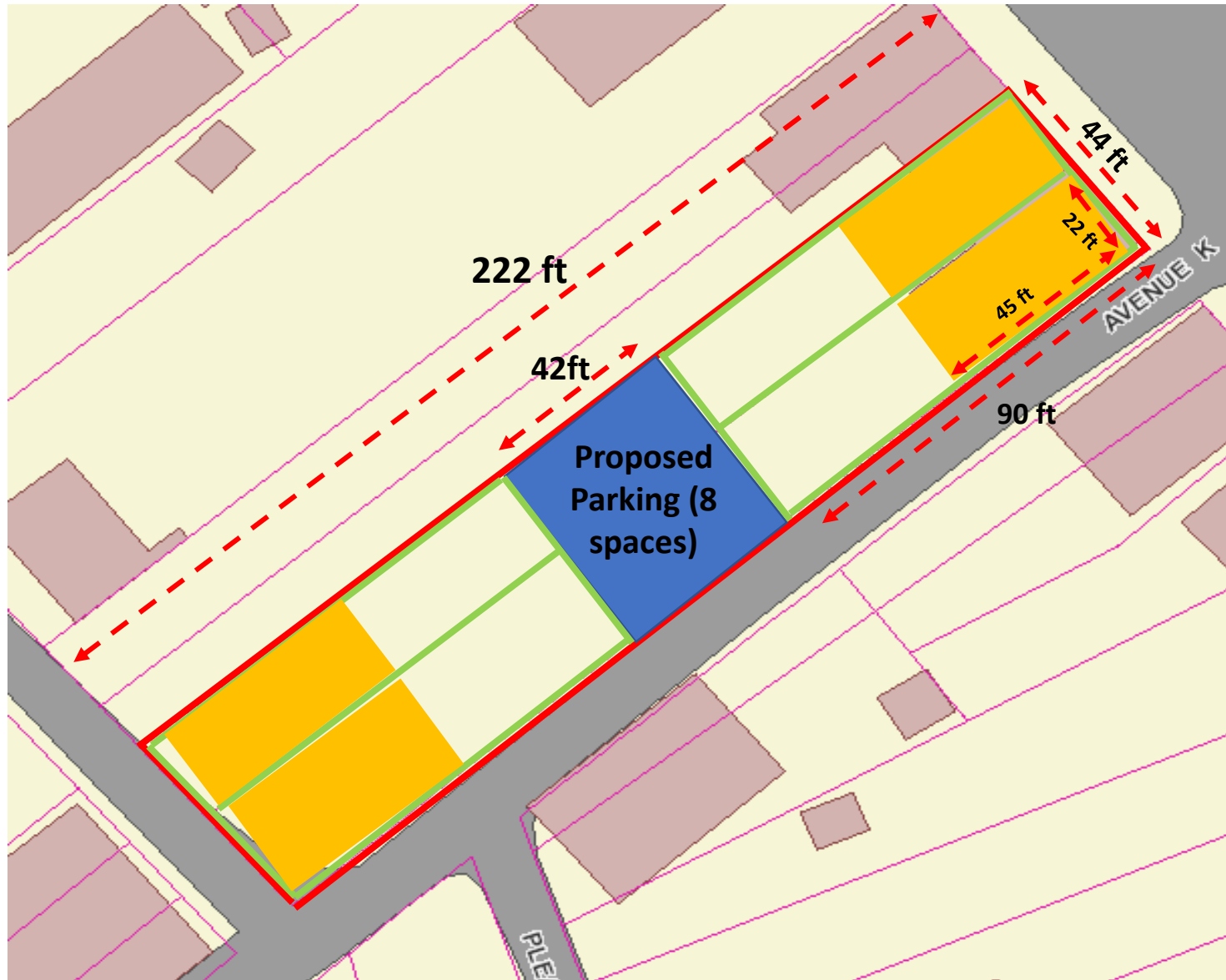
DATE: 3-15-23



SIGNATURE OF LANDOWNER OR REPRESENTATIVE

154 + 156 South Fifth Street: *Conceptual Site Plan*

Please note that this is only a preliminary conceptual site plan. A subdivision and land development plan will be provided at a later time for review by the Columbia Borough Planning Commission.



- Housing Unit
- Parking
- Parcel Area
- Total Development Area

- Total area = 9,768ft²
- 4 parcels total, each containing 1 housing unit
 - Each parcel and housing unit will occupy the same square footage
 - 1 Parcel = 1,980ft²
 - 1 Housing unit = 990ft²
- Each parcel will have 462ft² in additional area (2 spaces per parcel) for parking
 - 1,848ft² total for parking
- 59% of total lot area is proposed impervious coverage (units and parking)
- Total area (parking, unit, and remaining lot area) = 2,442ft² per parcel
 - If necessary based on parcel area, the Land Bank will seek approval through Columbia's Zoning Ordinance *Section 220-27: Flexible residential development option*

Letter of Intent

Sharon Cino

From: Sean Krumpe <skrumpe@lchra.com>
Sent: Wednesday, March 15, 2023 1:13 PM
To: Sharon Cino
Subject: Demolition Permit Site Plan and Narrative
Attachments: 154 and 156 Demolition Site Plan.pdf

Good afternoon Sharon,

Attached is a site plan for the area of new development after the demolition is completed at 154 and 156 South Fifth.

Obviously, more detailed elevations and site plans will be prepared by an architect as the Land Bank seeks the actual building permits, but as we discussed during the Land Bank meeting this past Monday, this should cover the demolition side. The demolition contractor we are working with, SA Way, will submit the remaining demolition permit materials. Here is a brief narrative of the Land Bank's plans for after the demolition is complete:

"After demolition activities are completed at 154 and 156 South Fifth Street, the Lancaster County Land Bank Authority will hold the cleared parcels and seek Subdivision and Land Development approvals to subdivide the large rectangular lot into four separate parcels. We will propose that each of these parcels contain one housing unit (totaling four). Two of the housing units will front South Fifth Street in a similar way to the existing structures, while the other two units will front Church Avenue. Each of the four parcels and housing units will occupy equal square footage (see proposed demolition site plan). The Lancaster County Land Bank Authority will contract with an architectural firm to develop detailed site plans and elevations after demolition activities are completed."

Please let me know if you have 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

Visit: www.lchra.com

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S.A. WAY
P. O. BOX 31, MOUNTVILLE, PA 17554
(717) 285-2333
(717) 285-7286 (FAX)
HIC #19847

PROPOSAL SUBMITTED TO:

Land Bank Authority
28 Penn Square
Suite 200
Lancaster PA 17603

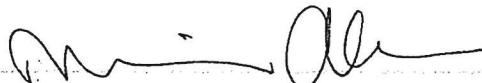
JOB: 154-156 S Fifth st Columbia

We hereby propose labor and material for the completion of:

- 1 Demolish Both structures and disposal of material
- 2 Remove foundation walls leaving foundation at alley and again at side of 152
- 3 Back fill hole with 2-a stone and tamp
- 4 There is no repairs to 152 other then weather tight to side where 154 is raze at
- 5 Cap off sewer and water in side walk
- 6 Back fill with stone and replace side walk where removed
- 7 top and seed where homes are razed
- 8 Remove fence and shed in rear of homes
- 9 There is no asbestos removal in bid
- 10 S.A.WAY Will supply all permits for the demo
- 11 There is no engineered plans for demo in bid
- 12 Secure site at end of each work day and while work is being done

TOTAL: \$44,856.48

TERMS: \$ 22428.24 when homes are down and material removed balance upon
completion of job

ACCEPTANCE:  DATE: 3-1-23



LANCASTER COUNTY
**Land Bank
Authority**
SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 3, 2023

Subject: Demolition of Structures

Properties to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Resident,

This is to advise you that from March 20, 2023, to May 20, 2023, we will be performing demolition work on the above properties, located near yours.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

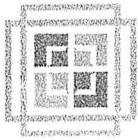
Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

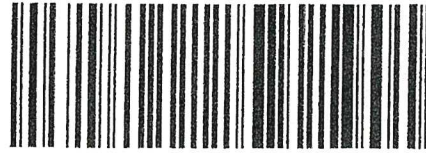
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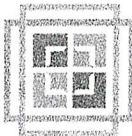
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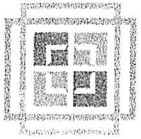
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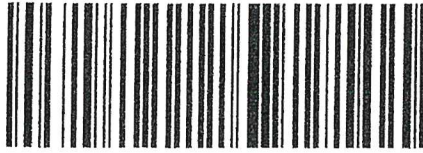
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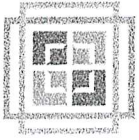
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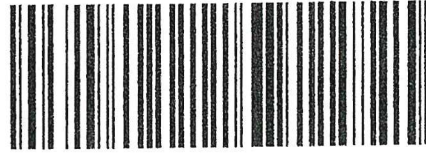
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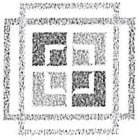
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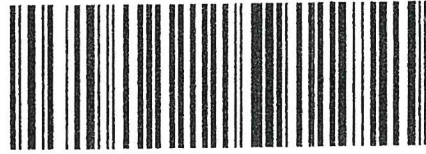
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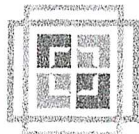
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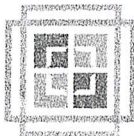
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PPL Electric Utilities
 651 Delp Rd
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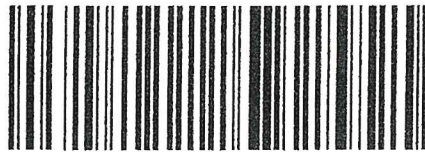
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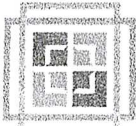
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152 S. 5th St
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LANCASTER COUNTY
**Redevelopment
Authority**

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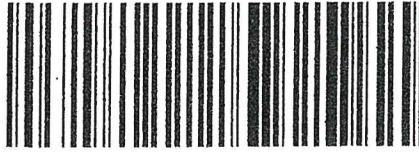
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LANCASTER COUNTY
**Redevelopment
 Authority**

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Current Resident
 149 S. 5th St
 Columbia, PA 17512-1514

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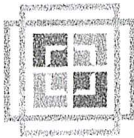
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

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Street and Apt. No., or PO Box No.	149 S. 5 th St
City, State, ZIP+4®	Columbia, PA 17512-1514

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LANCASTER COUNTY
Redevelopment
Authority

28 Penn Square • Suite 200 • Lancaster, PA 17603-4297



7022 3330 0000 9357 0138

Current Resident
138 S. 5th St
Columbia, PA 17512-1554

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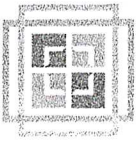
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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____

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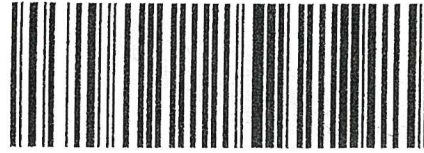
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Street and Apt. No., or PO Box No.	138 S. 5 th St
City, State, ZIP+4®	Columbia, PA 17512-1554

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LANCASTER COUNTY
**Redevelopment
Authority**

28 Penn Square • Suite 200 • Lancaster, PA 17603-4297



7022 3330 0000 9357 0053

Current Resident
162 S. 5th St
Columbia, PA 17512-1554

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<input type="checkbox"/> Adult Signature Required \$ _____	
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LANCASTER COUNTY

**Land Bank
Authority**

SUPPORTED BY THE LANCASTER COUNTY
REDEVELOPMENT AUTHORITY

March 6, 2023

Subject: Demolition of Buildings – Utility Notification

Property to be Demolished:

- 154 South Fifth Street, Columbia, PA 17512
- 156 South Fifth Street, Columbia, PA 17512

Dear Utility Provider,

This is to advise you that we will be performing demolition work on the above properties. We are notifying you because you have been listed as having a utility connected to these properties. We are asking that you disconnect the utility and send a release to the contact listed below stating that the utility's service connections have been disconnected, and that all appurtenant equipment has been removed, sealed, and plugged in a safe manner. If you need assistance accessing the properties to do this, please reach out to the contact listed below.

If you have any questions, please contact:

Sean Krumpe

Phone: 717.394.0793 x 232

Email: skrumpe@lchra.com

Sean Krumpe

Thank you,

Lancaster County Land Bank Authority

From: Dollinger, Brian M bdollinger@ugi.com
Subject: Gas Service Cut Off
Date: Mar 7, 2023 at 5:13:17 PM
To: saway28@yahoo.com

Sean,

It is understood that you have been contracted to perform the demolitions of the properties at 154 and 156 S. 5th St in Columbia PA. UGI will have a crew available to disconnect/ abandon the gas services to these properties in the 3rd week of April of this year. If you have any questions or concerns, please feel free to reach out to me.

Thank you,

Brian Dollinger
bdollinger@ugi.com
Office- (717) 255-1410
Cell- (610) 721-4571

i'llbethere

*"I take the time to perform my work safely, every day.
My family, my co-workers, and my customers are depending on me.
I stand vigilant and when called upon...i'llbethe.re."*



Energy to do more*



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LEO S. LUTZ EVAN M. GABEL
Mayor Solicitor
HEATHER ZINK MARK E. STIVERS
Borough Council President Borough Manager

April 18, 2023

Jocelynn M. Ritchey, CDBG Program Specialist
Lancaster County Housing and Redevelopment Authority
28 Penn Square, Suite 200
Lancaster, PA 17603

Re: Borough of Columbia 2023 CDBG Application
 200 Block of Union Street Improvements
 Columbia Borough, Lancaster County, PA

Dear Jocelynn:

At a regularly scheduled meeting held on April 18, 2023, the Columbia Borough Planning Commission voted unanimously to provide support to Columbia Borough's 2023 CDBG Application.

Please contact me with any questions or concerns.




Sincerely,

Mary Wickenheiser, Chairperson
Columbia Borough Planning Commission

Copy: File



Columbia Borough

Address	Approved for rehabilitation	Acquired/owner 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	
511 Cherry Street 	X	X	X		Local	Private	X	
208-210 Locust Street 	X	X	X		Local	Private	X	
839 Blunston Street 	X	X	X		CDBG	Private	X	
551 Avenue H 	X	X	X		Local		X	
494 Manor Street 	X	X	X		CDBG	Private	X	
237-239 S. Fifth Street 	X	X			PHARE	PHARE		Sold to Habitat for Humanity. Habitat recorded their Land Development, Subdivision O&M, and easement agreements. Construction to begin shortly.
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	
921 Spruce Street 	X	X			PHARE	Private		Rehabilitation essentially completed.
243 + 245 S. 5th Street 	X	X			PHARE	PHARE		Sold to Habitat for Humanity. Habitat recorded their Land Development, Subdivision O&M, and easement agreements. Construction to begin shortly.
154 S. Fifth Street + 461 Avenue K 	X	X						After demolition RFP period, contractor selected. Preparing demolition permit materials.
156 S. Fifth Street 	X	X						After demolition RFP period, contractor selected. Preparing demolition permit materials.
149-151 Stump Ave 	X							After some communication with the homeowner, have not heard from her or her attorney in several months.
318 Poplar Street 	X	X						Basic site cleanup work has started. Currently preparing appropriate scope of work.
612 Franklin Street 								Completed appraisal and provided offer to homeowner. Currently awaiting their response.

RECEIVED

MAR 13 2023



Borough of Columbia Volunteer Application

3/13/2023

Date of Application

Columbia residents are invited to volunteer on one of the borough's many boards, committees, and commissions. It's a great way to meet people AND help the community at the same time!

Columbia Borough would not be the unique, creative, and historic town it is without our volunteer board and commission members.

PLEASE PRINT OR WRITE LEGIBLY

Name: Nathan Roach

Street Address: [redacted], Columbia, PA 17512

Mailing Address (if different): _____ Years at this Address: 1.5

City: _____ State: _____ Zip: _____

Phone (daytime): [redacted] Email: [redacted]

Place of Employment: Lancaster-Lebanon Habitat for Humanity Occupation: Director of Operations

What Board, Committee, or Commission are you interested in serving on? (Check all that apply):

Table with 2 columns of board/committee options and checkboxes. Checked: Planning Commission.

In your opinion, what is the role of the board, committee or commission for which you are applying?

Economic growth/sustainability, business development, housing development.

What are your interests and passions?

Housing, construction, community development, code administration

Have you served in any other volunteer roles in the community? (e.g. youth organizations, church, etc.) Please list.

Barbara Fisher's "3-E" Task Force. HAS Advisory Board.