



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

June 20, 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 followed by swearing in by Mayor Lutz of Nathan Roach:
- 4) Approval of Minutes:
 - a) Consider Approval of the Planning Commission Meeting Minutes from May 18, 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) 332 & 336 Locust Street – Mount Joy Holdings LP – Lot Add-On Plan – Motion to Consider Action
- 7) Demolition Applications Consider Motion to Recommend to Borough Council:
 - a) None
- 8) Action Items:
 - a) None
- 9) Discussion Items:
 - a) Project and Land Bank Update



- 10) Old Business (for discussion):
- 11) New Business (for discussion):
- 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 Tuesday, July 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
May 18, 2023

MEMBERS IN ATTENDANCE:

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

AD HOC COMMITTEE MEMBERS IN ATTENDANCE:

Barb Fisher, Chairperson
Don Murphy
Bill Kloidt
Chris Vera
Jamie Widener

STAFF IN ATTENDANCE:

Heather Zink, Borough Council President
Eric Kauffman, Borough Council
Mark Stivers, Borough Manager
Derek Rinaldo, CS Davidson, Borough Engineer
Jess Fieldhouse, CS Davidson
Sharon Cino, Planning and Zoning Manager
Deb LaClair, Administrative Assistant

GUESTS IN ATTENDANCE:

Nathan Roach, Planning Commission Alternate

CALL TO ORDER:

Chairperson Wickenheiser called this regular meeting of the Columbia Borough Planning Commission to order on Tuesday, May 18, 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 April 18, 2023, and Tiffani Lynn seconded. All favored this motion.

ZONING HEARING(S):

There were no zoning hearings for review.

ENGINEER'S REVIEW(S):

There were no reviews from the Borough Engineer.

DEMOLITION APPLICATION(S):

There were no demolition items.

ACTION ITEMS:

Mary Wickenheiser stated that this portion of the meeting would be a joint meeting with the Comprehensive Plan Ad Hoc Committee. Mary thanked Barb Fisher for leading the Committee during this process.

Sharon Cino presented a short program on the Comp Plan and introduced the Committee members present.

Mary stated members of the Planning Commission have received a copy of the plan either electronically or a hard copy for review. She opened the discussion with questions.

Jess Fieldhouse also added that any typo's should be forwarded to Sharon with the object for tonight being discussion on content.

Jamie Widener referred to Chapter 8, raising concerns about increasing housing prices, which could be detrimental to those starting out or on a fixed income. Jess suggested the wording be changed to offer a diverse range of housing at differing costs.

Bill Kloidt stated he emailed Sharon with some changes. He also congratulated everyone involved with the Comp Plan. Bill suggested the Shade Tree Commission be recognized under acknowledgements. He asked about the need to address short-term rentals. Mary stated short-term rentals would be addressed by the Zoning Ordinance. Jess added that Chapter 9 refers to short-term rentals and how that would be addressed by changes to the Zoning Ordinance.

Don Murphy stated the plan covers everything discussed at the Ad Hoc meetings. He added this was a plan everyone could be proud of because it contains objectives that would be easily implementable.

Chris Vera recognized the hard work everyone did over the last few years on this plan.

Annette White also talked about the amount of work by the committee and commented on the great format of the plan.

Barb Fisher suggested a list of acronyms be included in the plan.

Tiffani Lynn congratulated the committee. She questioned the section in Tier 1, Page 35, regarding conversions by-right. Jess stated she would reread that section to ensure the difference between new construction and existing buildings were clear with regards to conversions by-right.

Justin Evans commented that this was a robust comp plan projecting a positive tone.

Brad Lynn thanked Barb Fisher and the Ad Hoc Committee for their work and stated he was excited for the future of Columbia.

Kelly Murphy also thanked the committee for presenting a well-written plan with doable projects. He added that housing was always challenging with trying to meet the needs of all citizens while protecting property owners.

Marilyn Kress Hartman suggested educational tools for those people who want to have rentals in Columbia. Jess thought that was addressed but if not, it could be added with the possibility of tying the rental license to educational requirements.

Mary Wickenheiser talked about the process of moving the comp plan approvals forward. She added there were comments from the Lancaster County Planning Commission and asked if there were any issues with these comments. Jess stated there were no issues.

Councilperson Kauffman thanked everyone involved.

Tiffani Lynn thanked the public for their input.

Don Murphy motioned to recommend the Columbia Borough Planning Commission make a recommendation to Borough Council to forward the Columbia2040 Comprehensive Plan, with corrections and modifications as noted, to the Lancaster County Planning Commission for review and comment and Barb Fisher seconded. All favored this motion.

Tiffani Lynn motioned to recommend that Borough Council forward the Columbia2040 Comprehensive Plan to the Lancaster County Planning Commission for their formal review and comment prior to adoption and Justin Evans seconded. All favored this motion.

Barb Fisher thanked the Ad Hoc Committee and Jess and CS Davidson for their work.

DISCUSSION ITEMS:

There were no discussion items.

OLD BUSINESS:

There were no items under old business.

NEW BUSINESS:

There were no items under new business.

PUBLIC COMMENTS AND QUESTIONS:

There were no public comments.

ADJOURNMENT:

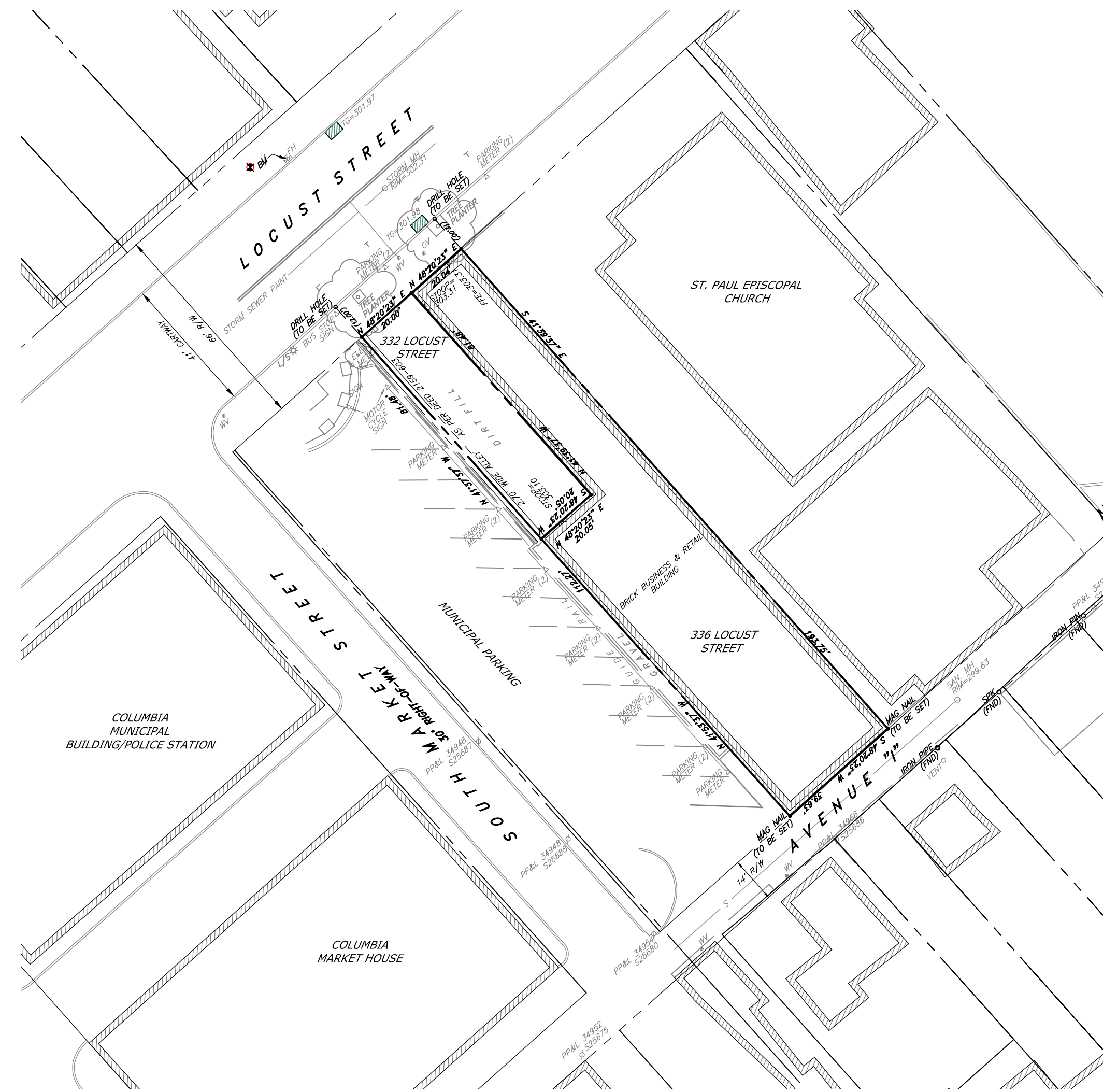
Justin Evans motioned to adjourn this meeting of the Columbia Borough Planning Commission at 7:45 p.m. and Annette White seconded. All favored this motion.

Respectfully submitted,

Brad Lynn, Secretary

LOT ADD-ON-PLAN FOR MOUNT JOY HOLDINGS, LP

332 & 336 LOCUST STREET COLUMBIA BOROUGH LANCASTER COUNTY, PENNSYLVANIA



TOTAL SITE AREA
7,738.38 SQ.FT. SQ. FT = 0.178 AC.
 (INCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)

ZONING DATA

1. DISTRICT	DC-DOWNTOWN COMMERCIAL
2. MIN. LOT AREA	1,500 SQ.FT.
3. MIN. LOT WIDTH	15' @ MBL
4. MIN. FRONT YARD	0'
5. MIN. SIDE YARD	0'
6. MIN. REAR YARD	0'
7. MAX. LOT COVERAGE	90%
8. MAX. NORMAL HEIGHT	6 STORIES 90', WHICHEVER IS MORE RESTRICTIVE, PROVIDED THAT THE MAXIMUM HEIGHT SHALL BE 35 FEET WITHIN 50 FEET OF AN EXISTING DWELLING WITHIN A RESIDENTIAL DISTRICT.

332 LOCUST STREET - EXISTING SITE DATA

1. LOT AREA	1,631.53 SQ.FT.
2. NUMBER OF LOTS	1 EXISTING
3. NUMBER OF ACRES	0.037
4. DENSITY	27.03 LOTS/ACRES
5. ZONING	DC-DOWNTOWN COMMERCIAL
6. EXISTING LAND USE	VACANT LOT
7. EXISTING IMPERVIOUS COVERAGE	00 SQ.FT. OR 0%
8. UNITS OF OCCUPANCY	NONE

336 LOCUST STREET - EXISTING SITE DATA

1. LOT AREA	6,106.85 SQ.FT.
2. NUMBER OF LOTS	1 EXISTING
3. NUMBER OF ACRES	0.140
4. DENSITY	7.14 LOTS/ACRES
5. ZONING	DC-DOWNTOWN COMMERCIAL
6. EXISTING LAND USE	COMMERCIAL
7. EXISTING IMPERVIOUS COVERAGE	6,106.85 SQ.FT. OR 100%
8. UNITS OF OCCUPANCY	1 EXISTING BLDG

336 LOCUST STREET - RESULTANT SITE DATA

1. LOT AREA	7,738.38 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	0.178
4. DENSITY	5.618 LOTS/ACRES
5. ZONING	DC-DOWNTOWN COMMERCIAL
6. PROPOSED LAND USE	COMMERCIAL
7. EXISTING IMPERVIOUS COVERAGE	6,106.85 SQ.FT. OR
8. UNITS OF OCCUPANCY	1 EXISTING BLDG

ZONING DATA SHOWN AS PER ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS SURVEY.

PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO COMBINE THE EXISTING TRACTS AT 332 LOCUST STREET (0.037 ACRES) AND 336 LOCUST STREET (0.140 ACRES), CREATING A RESULTANT LOT OF 0.178 ACRES.
2. THE ADJOINING PROPERTY OWNERS AND RELATIVE INFORMATION HAS BEEN OBTAINED FROM THE LANCASTER COUNTY RECORDER OF DEEDS WEBSITE.
3. NO CONSTRUCTION, EARTH DISTURBANCE, OR OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS FINAL SUBDIVISION PLAN.
4. NO ONE SHALL SCALE FROM THESE PLANS.
5. EXISTING PROPERTY IS CURRENTLY AND WILL CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER SERVICES.
6. THIS PROPERTY IS LOCATED IN THE URBAN-URBAN LAND (UC) SOILS SOIL TYPE AREA AS IDENTIFIED BY THE LANCASTER COUNTY SOIL SURVEY PROVIDED BY THE USDA - NATURAL RESOURCES AND CONSERVATION SERVICE.
7. 332 AND 336 LOCUST STREET ARE LOCATED WITHIN THE COLUMBIA BOROUGH HISTORIC DISTRICT.

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE PA STATE PLANE COORDINATE SYSTEM (PA SPCS), SOUTH ZONE (3702), NORTH AMERICAN DATUM OF 1983 (NAD83, 2011), VERTICAL DATUM (NAVD88 GEOID18) BASED ON GPS OBSERVATIONS THAT WERE PROCESSED THROUGH THE NGS OPUS WEBSITE BY THIS FIRM.
2. THE FIELD SURVEY FROM WHICH THIS PLAT WAS CREATED FROM WAS PERFORMED ON APRIL 13, 2023 AND MEETS OR EXCEEDS AN ACCURACY OF 1:10,000.
3. LOT CORNERS WILL BE SET PRIOR TO PLAN RECORDING.
4. THE AREAS OUTSIDE OF THE SUBJECT TRACT BOUNDARY HAVE BEEN SUPPLEMENTED WITH PLANIMETRICS FROM LANCASTER COUNTY GEOGRAPHIC INFORMATION SYSTEM.
5. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER SUBSURFACE IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN. ANY UNDERGROUND IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON A COMPILATION OF ABOVE GROUND EVIDENCE, RECORDED PLANS, ONE CALL PAINT AND INFORMATION FROM THE CLIENT.
6. SITE BENCHMARK (BM) X-CUT ON FIRE HYDRANT TOP BOLT FACING ROADWAY ELEVATION OF 304.20' DATUM OF NAVD88 (GEOID18).

PLANS REVIEWED BY THE SURVEYOR:

THE FOLLOWING PLANS WERE REVIEWED BY THE SURVEYOR TO CREATE THIS PLAN/SURVEY.

FINAL PLAN OF "UNITED PRESBYTERIAN CHURCH TRACT" NO 350 & 352 LOCUST STREET BY J. HAINES SHERTZER ASSOC, INC. SURVEYORS DWG. NO. BD-804, DATED DECEMBER 16, 1990. RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS IN SUBDIVISION PLAN BOOK J-125, PAGE 53 ON AUGUST 6, 1981

FINAL LOT ADD-ON AND LAND DEVELOPMENT PLAN FOR LOCUST STREET APARTMENTS, 315 LOCUST STREET BY ELA GROUP INC. PROJECT NO. 1189-001, DATED MAY 3, 2021. RECORDED IN THE LANCASTER COUNTY RECORDER OF DEEDS AS INSTRUMENT NO. 2022-0017-J ON JANUARY 20, 2022.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF LANCASTER

ON THIS THE ____ DAY OF _____, 20____
 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
 (NAME) _____ BEING (TITLE) _____ OF

(CORP. NAME)
 WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER/EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

WITNESS MY HAND AND SEAL THE
 DAY AND DATE ABOVE WRITTEN

 AUTHORIZED CORPORATE SIGNATURE

 NOTARY SIGNATURE

 CORPORATE SEAL

 NOTARY SEAL

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. 00-00-0, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _____ AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

 * SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

BOROUGH OF COLUMBIA FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING ON _____, 2023, THE PLANNING COMMISSION OF THE BOROUGH OF COLUMBIA APPROVED THIS PROJECT, AND ALL CONDITIONS HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS AND INFORMATION THAT ARE FILED WITH THE BOROUGH IN FILE NO. _____ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF COLUMBIA AND STORMWATER MANAGEMENT ORDINANCE.

 PLANNING COMMISSION CHAIRMAN

 PLANNING COMMISSION SECRETARY

CERTIFICATE OF ACCURACY - PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BOROUGH OF COLUMBIA SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

 SIGNATURE

 DATE

CERTIFICATE OF ACCURACY - SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BOROUGH OF COLUMBIA SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

 SIGNATURE

 DATE

NO.	REVISIONS	DATE

OWNER/EQUITABLE OWNER-SUBDIVIDER

NAME: MOUNT JOY HOLDINGS LP
 C/O: NELSON SHERTZER
 ADDRESS: 315 CHRISTOW ROAD
 TELEPHONE: 717-575-5706
 336 LOCUST STREET
 BOROUGH OF COLUMBIA
 LANCASTER COUNTY, PA 17602
 NAME: MOUNT JOY HOLDINGS LP
 DEED REF: 444710
 332 LOCUST STREET
 NAME: MOUNT JOY HOLDINGS LP
 DEED REF: 472483
 SOURCE OF TAX ACT: 110-03044-0-000
 LANCASTER COUNTY, PA

OWNER/EQUITABLE OWNER-SUBDIVIDER

NAME: MOUNT JOY HOLDINGS LP
 C/O: NELSON SHERTZER
 ADDRESS: 315 CHRISTOW ROAD
 TELEPHONE: 717-575-5706
 336 LOCUST STREET
 BOROUGH OF COLUMBIA
 LANCASTER COUNTY, PA 17602
 NAME: MOUNT JOY HOLDINGS LP
 DEED REF: 444710
 332 LOCUST STREET
 NAME: MOUNT JOY HOLDINGS LP
 DEED REF: 472483
 SOURCE OF TAX ACT: 110-03044-0-000
 LANCASTER COUNTY, PA

32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dcgohn.com

dc gohn Associates, Inc.
 Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5050-01
 DATE: APRIL 24, 2023
 DRAWN BY: GRN
 CHECKED BY: TES
 SCALE: 1"=30'



LOCATION MAP
 GRAPHIC SCALE IN FEET
 0 2000 4000

LIST OF DRAWINGS - LOT ADD-ON PLAN

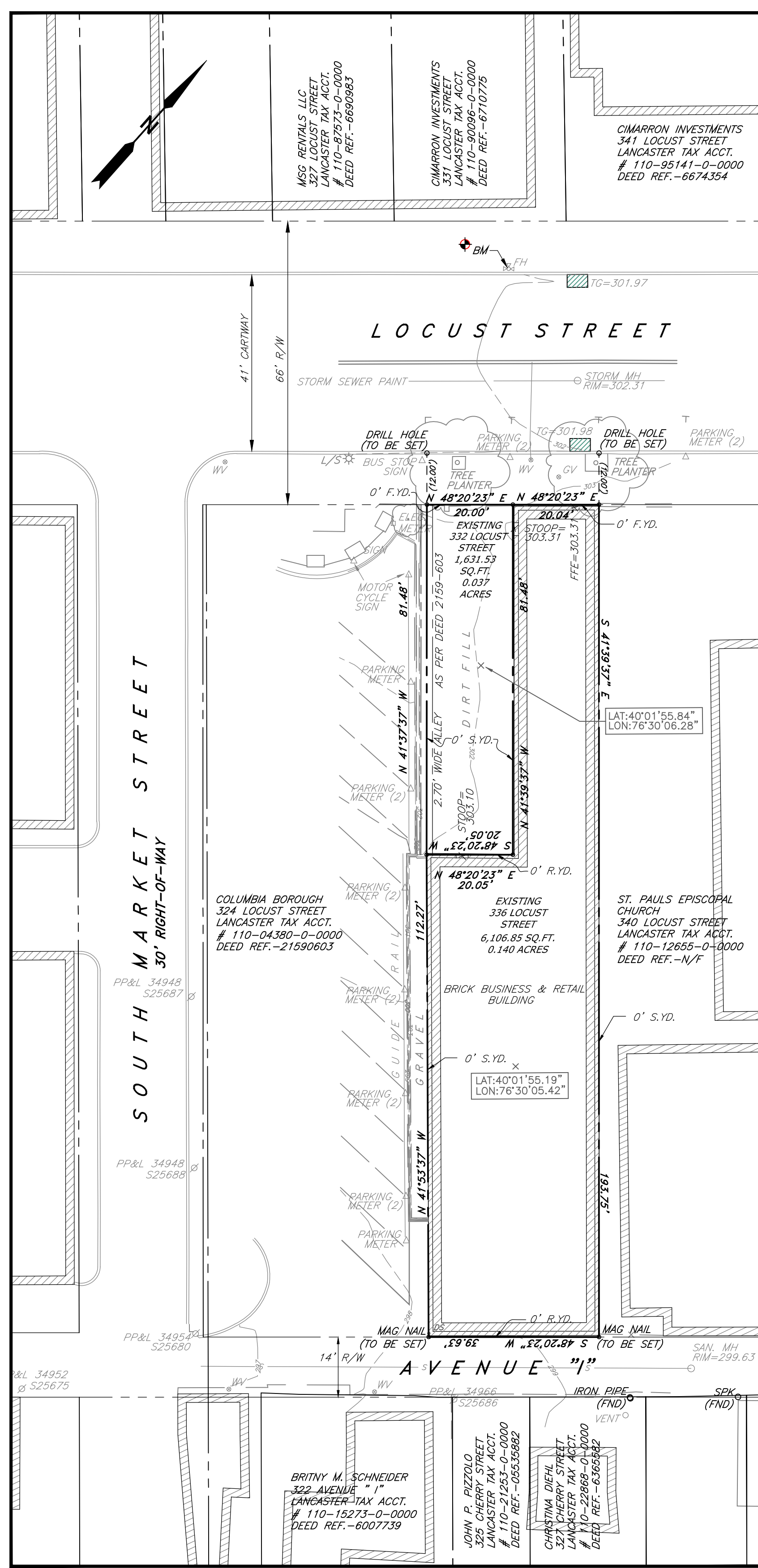
COVER SHEET	1*
EXISTING/PROPOSED FEATURES	2*

*SHEETS TO BE RECORDED

L.C.P.C. #: 00-000-0

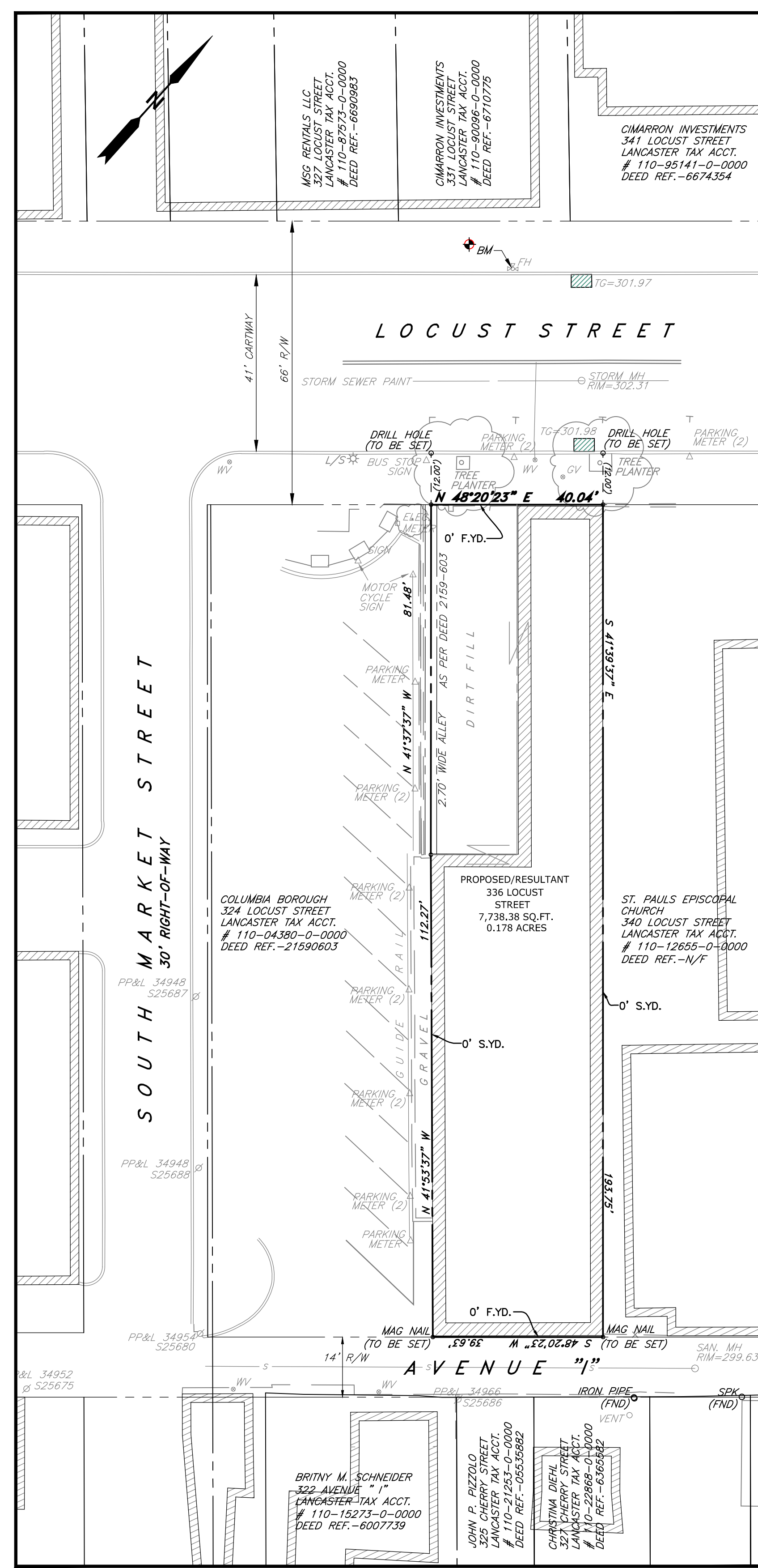
LOT ADD-ON-PLAN
 FOR
MOUNT JOY HOLDINGS, LP
332 & 336 LOCUST STREET
 COLUMBIA BOROUGH
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4005
 SHEET #: 1 OF 2



EXISTING CONDITIONS

1"=20'



RESULTANT LAYOUT

1"=20'

LOT CALCULATIONS	
1,631.53	OR 0.037 ACRES - EXISTING 332 LOCUST STREET
6,106.85	OR 0.140 ACRES - EXISTING 336 LOCUST STREET
7,738.38	OR 0.178 ACRES - PROPOSED/RESULTANT 336 LOCUST STREET

LEGEND			
DR.	DRIVEWAY	FFE.	FINISHED FLOOR ELEVATION
CONC.	CONCRETE	TG	TOP OF GRATE
FR.	FRAME	INV.	INVERT
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
INLET		△	SIGN
M/H	MANHOLE	L/S	LIGHT STANDARD
WV	WATER VALVE	FH	FIRE HYDRANT
GV	GAS VALVE	∅	UTILITY POLE
CO	CLEAN-OUT		
8" S	SANITARY SEWER		
∅E	OVERHEAD ELECTRIC LINE		
8" W	WATER LINE		
∅	GAS LINE		
X X X	FENCE		
	STORM SEWER		
∅E	UNDERGROUND ELECTRIC LINE		
∅T	UNDERGROUND TELEPHONE LINE		
	EXISTING TREELINE		
- - -	PROPERTY LINE		
	EXISTING DWELLING/STRUCTURE		

OWNER/SUBDIVIDER	DATE
NAME: MOUNT JOY HOLDINGS LP	
C/O: NELSON SHERTZER	
ADDRESS: 322 AVENUE J, LANCASTER, PA 17602	
TELEPHONE: 717-575-5706	
336 LOCUST STREET	
NAME: MOUNT JOY HOLDINGS LP	
ADDRESS: 332 LOCUST STREET, LANCASTER, PA 17602	
TELEPHONE: 717-575-5706	
NAME: MOUNT JOY HOLDINGS LP	
ADDRESS: 332 LOCUST STREET, LANCASTER, PA 17602	
TELEPHONE: 717-575-5706	

32 Mount Joy Street
 Po Box 128
 Mount Joy, PA 17552
 Ph: (717) 653-5308
 www.dgohn.com

dc gohn
 Associates, Inc.

Surveyors - Engineers - Landscape Architects

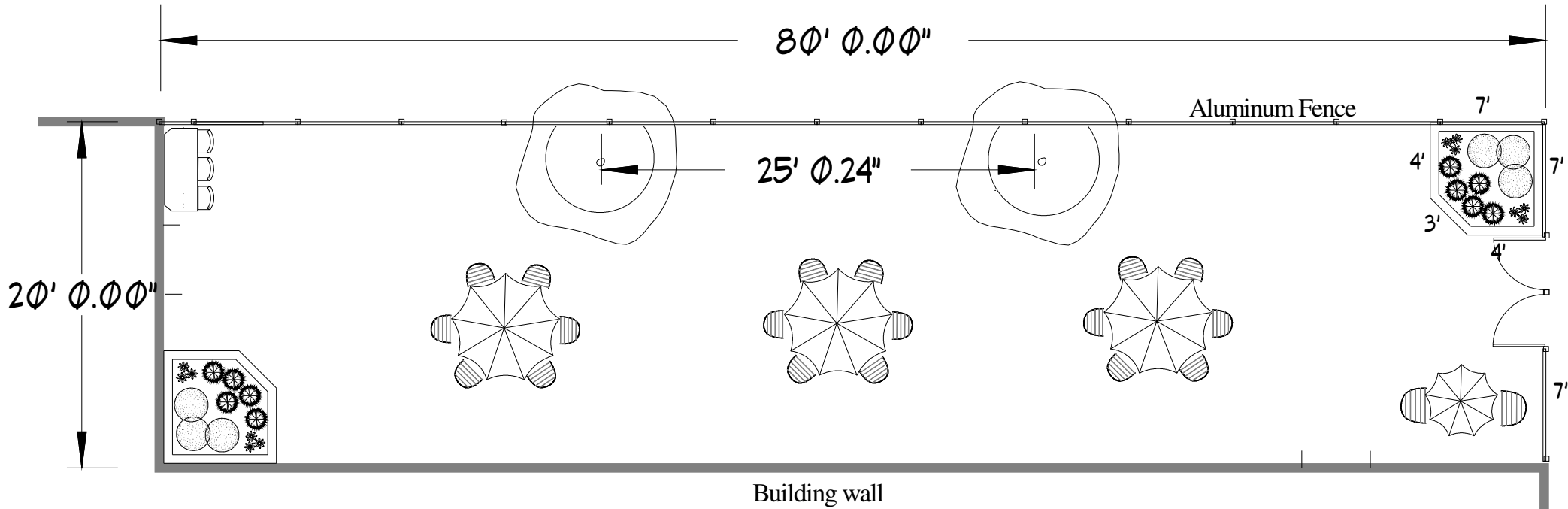
PROJECT NO.: 5050-01
DATE: APRIL 24, 2023
DRAWN BY: GRN
CHECKED BY: TES
SCALE: 1"=20'
SCALE IN FEET
0 10 20





LOT ADD-ON-PLAN
 FOR
MOUNT JOY HOLDINGS, LP
332 & 336 LOCUST STREET
 COLUMBIA BOROUGH
 LANCASTER COUNTY, PENNSYLVANIA

L.C.P.C. #: 00-000-0

DRAWING #: CG-4005
 SHEET #: 2 OF 2

Patio - 1,500 sq ft
 Seating Wall - 91 sq ft
 Fence - 94'



-  Qty. 2 - Maple, Bloodgood
 #10 - 5-6'
-  Qty. 4 - Coreopsis, Moon Beam
 #1 gal
-  Qty. 10 - Fescue, Elijah Blue
 #1 gal
-  Qty. 6 - Fountain Grass Hameln
 #2 gal

Revision #: 2 Date: 5/30/2023	Scale: 1:100	Landscape Plan: 1 Ignite Courtyard	Landscape Design by: Eric Funk Funks Riverview Landscaping, LLC
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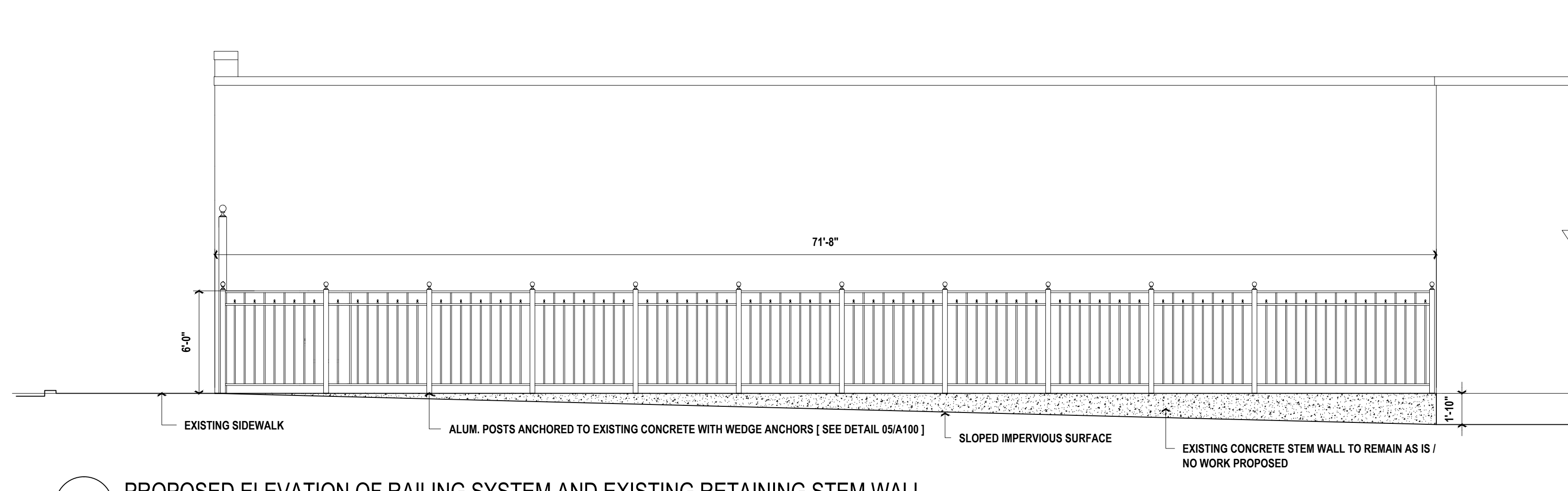
LINE OF WALL TO BE DEMOLISHED

01 EXISTING WALL LOCATED ON TOP OF RETAINING STEM WALL
NO SCALE

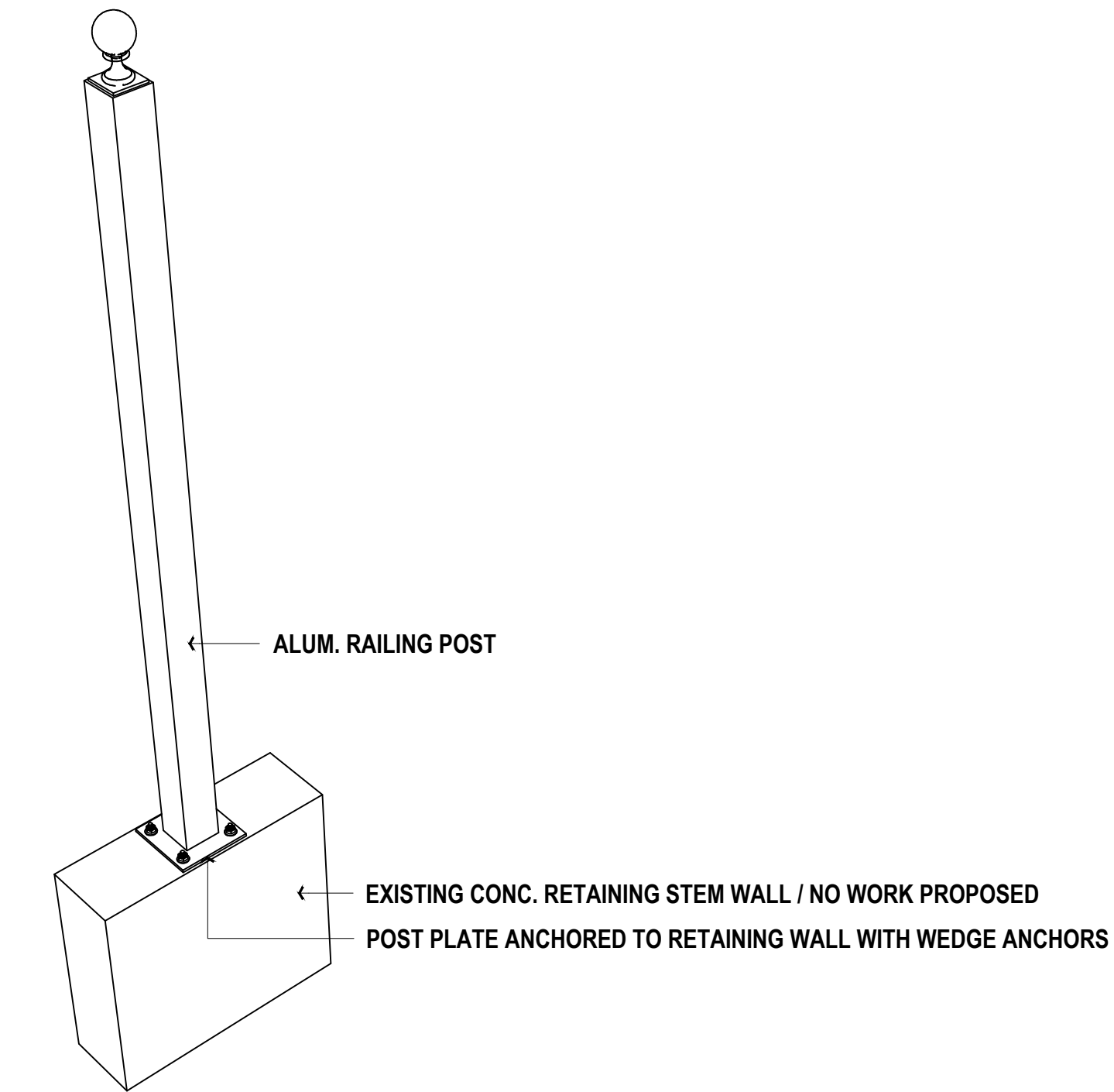


EXISTING RETAINING STEM WALL TO REMAIN / NO WORK PROPOSED

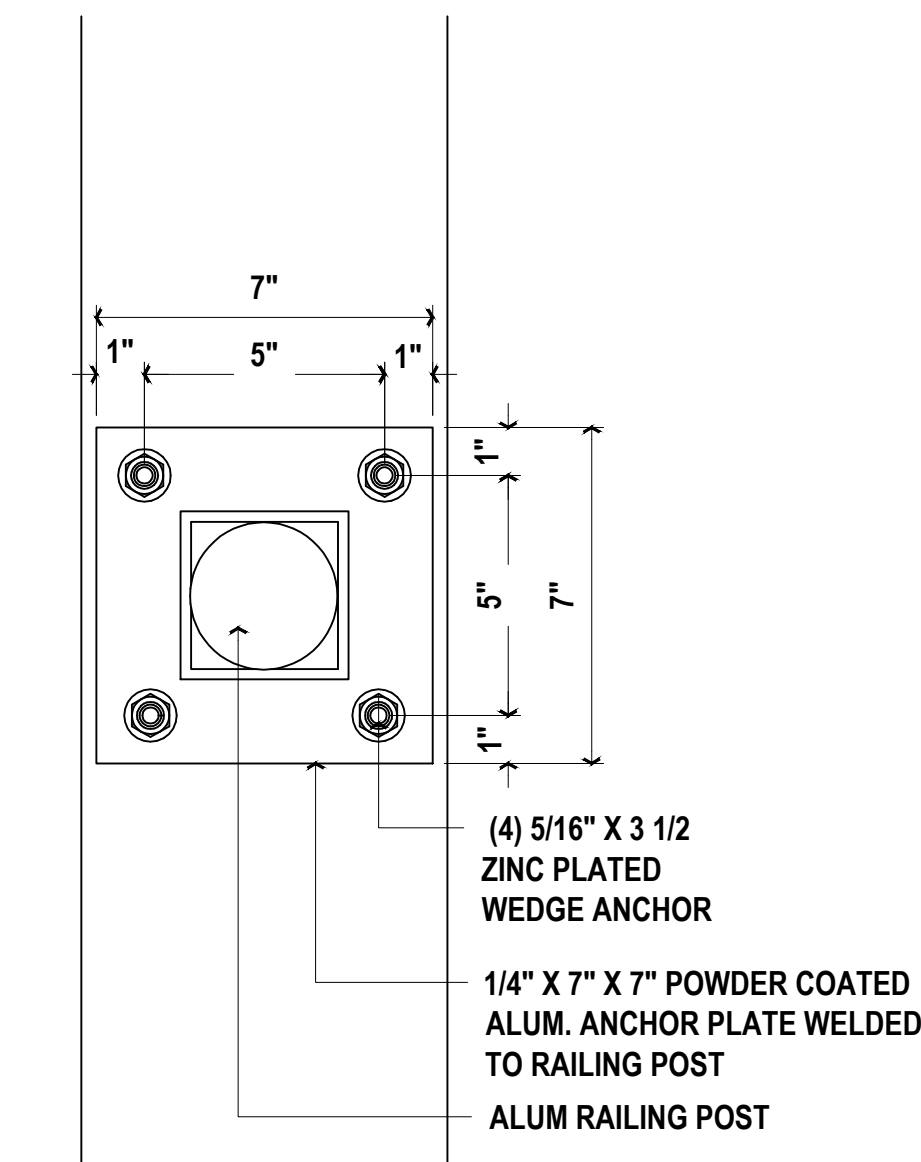
02 PROPOSED FIRST FLOOR PLAN
NO SCALE



03 PROPOSED ELEVATION OF RAILING SYSTEM AND EXISTING RETAINING STEM WALL
SCALE: 3/16"=1'



04 RAILING POST ANCHORED TO EXISTING RETAINING WALL (TYP.)
SCALE: 3/4"=1'



05 ANCHOR PLATE TO WALL DETAIL
SCALE: 3"=1'



DOUGLAS CHARLES PHILLIPS, AIA, NCARB
BOX 724, BROWNSTOWN, PA. 17508
717-808-0332
www.dcparchitect.com
dphillips@dcparchitect.com

PLANS ISSUED FOR
BUILDING PERMIT

REVISIONS:

NELSON SHERTZER
336 LOCUST STREET, COLUMBIA, PA.
PROPOSED RAILING SYSTEM

THESE PLANS ARE COPYRIGHTED AND THE PROPERTY OF DOUGLAS CHARLES PHILLIPS ARCHITECT AND MAY NOT BE DUPLICATED OR COPIED WITHOUT THE WRITTEN CONSENT OF DOUGLAS CHARLES PHILLIPS ARCHITECT. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE CONSIDERED A VIOLATION OF COPYRIGHT LAWS AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

SHEET NO.

A100

DATE: 10-10-22 SCALE: AS NOTED

Drawing not to Scale

Lights are 20" Tall 11" wide with three 40 watt bulbs
(One Light Per Post)

4" x 4" x 14 Gauge Tube

6" x 6" x 1/8" Tube

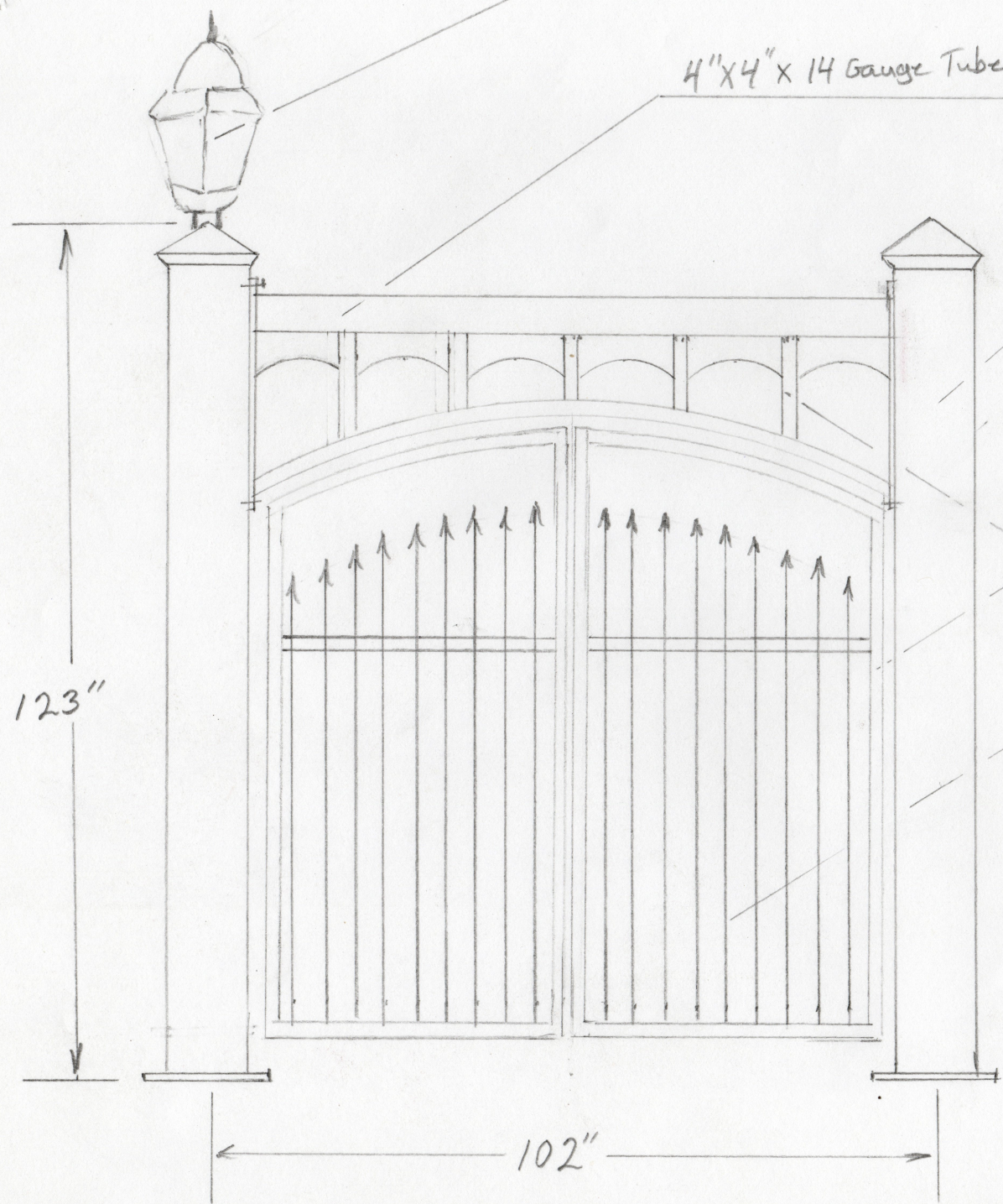
Gate Frame and all other Support Tubing
is 2" x 2" x 14 Gauge

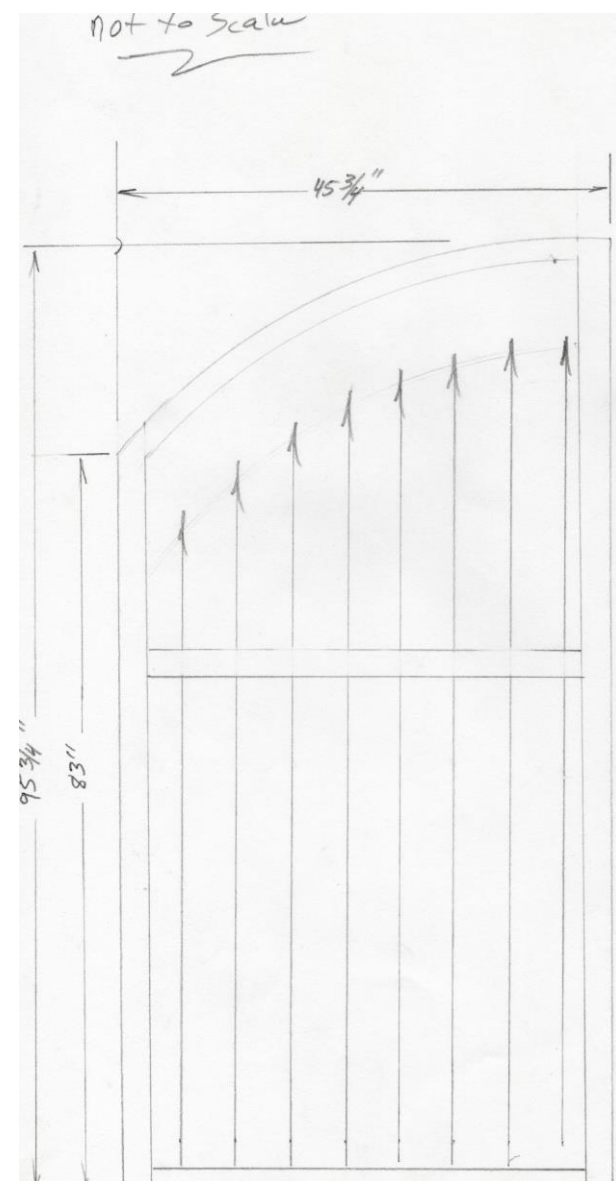
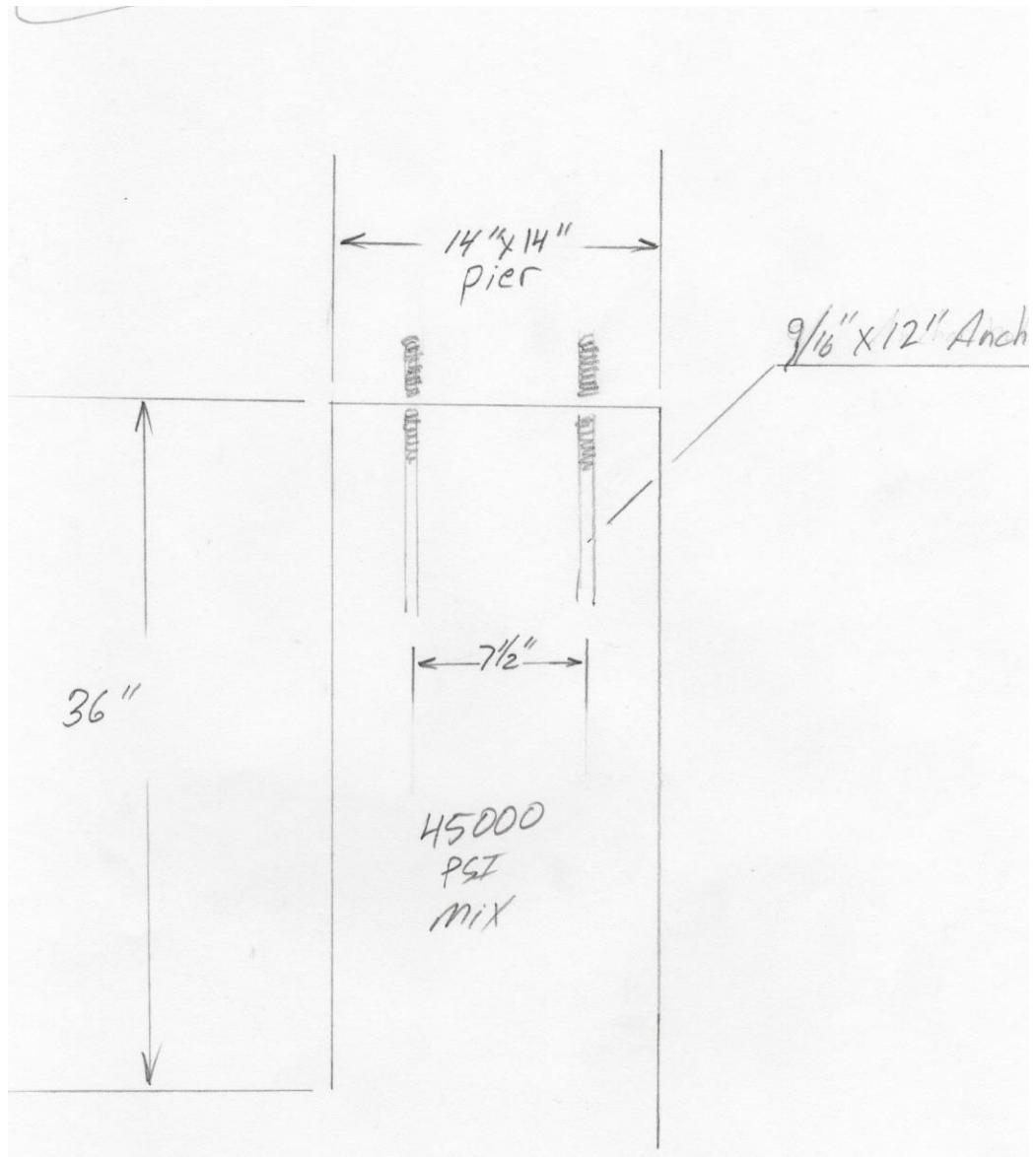
Gate Spanials are 3/4" x 14 Gauge
Tube on 4 1/2" Centers

10" x 10" x 1/2" HRS

7/8" Hole

7 1/2"





SUBDIVISION AND LAND DEVELOPMENT

190 Attachment 2

Borough of Columbia

Appendix B

Application for Consideration of a Subdivision and/or Land Development Plan

For Borough Use Only:

File No. _____

Date of Receipt/Filing: _____

Planning Commission Meeting Date: _____

Planning Commission Meeting Date: _____

The undersigned hereby applies for approval under the Subdivision and Land Development Ordinance of the Borough of Columbia for the Plan, submitted herewith and described below:

1. Application Classification:

- | | |
|---|--------------------------------|
| _____ Sketch Plan | _____ Preliminary Plan |
| _____ Final Plan | _____ Consolidation Plan |
| _____ Centerline Separation Plan | _____ Revised Subdivision Plan |
| <input checked="" type="checkbox"/> Lot Add-On Plan | _____ Modified Final Plan |
| _____ Waiver/Modification Process | |

2. Plan Name: Mount Joy Holdings, LP
Consultant Project No.: 5050-01
Plan Date: April 24, 2023

3. Project Location: 332 & 336 Locust Street

4. Name of Property Owners(s): Mount Joy Holdings, LP c/o Nelson Shertzer
Address: 336 Chestnut Street, Columbia Phone No.: 717-575-9706
Source of Title: 6444710 Account No.: 110-08802-0-0000
Second Property Owners(s): Mount Joy Holdings, LP c/o Nelson Shertzer
Address: 332 Chestnut Street, Columbia Phone No.: 717-575-9706
Source of Title: 6727483 Account No.: 110-03044-0-0000

5. Land Use and Number of Lots and/or Units (indicate answer by number):

- | | |
|------------------------------|--|
| _____ Single Family Detached | <input checked="" type="checkbox"/> Commercial |
| _____ Multi-Family Attached | _____ Industrial |
| _____ Agricultural | _____ Institutional |
| _____ Mixed Use | _____ Other (please specify) |

6. Name of Applicant (if other than owner): Mount Joy Holdings, LP c/o Nelson Shertzer
Address: 97 Charlestown Rd., Washington Boro, 17582 Phone No.: 717-575-9706

7. Firm which prepared the plan: D.C. Gohn Associates, Inc.
Address: 32 Mount Joy St., Mount Joy, PA 17552 Phone No.: 717-653-5308
Person Responsible for the Plan: Todd E. Smeigh, P.E.

COLUMBIA CODE

8. Zoning District: Downtown Commercial
 Is a Zoning Variance, Special Exception, and/or Conditional Use Approval Necessary? Y/
 N If yes, please specify:
No other zoning approval is required
-
9. Net Acreage of Parent Tract(s): 6,106.8 sq.ft. (0.1402 ac.) & 1,631.53 sq.ft. (0.0374 ac.)
 Gross Acreage of Parent Tract(s): 6,106.8 sq.ft. (0.1402 ac.) & 1,631.53 sq.ft. (0.0374 ac.)
 Square Feet of Ground Floor Area: 6,106.8 existing square footage
10. Type of Water Supply Proposed:
 Public Owned Community Existing Privately Owned Community
 Private On-Lot Well
11. Type of Sanitary Wastewater Disposal Proposed:
 Public Existing Connection Private Community
 Community On-Lot Individual On-Lot
12. Sewage Facilities Plan Revision or Supplement Number n.a.
 Date Submitted 20
13. Lineal Feet of New Street: n.a.
 Identify all Street(s) Not Proposed for Dedication: _____
14. Acreage Proposed for Park or Other Public Use: n.a.

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

[Signature] _____, 2023
Signature of Landowner or Applicant Date

_____, 20____
Signature of Landowner or Applicant Date

We do hereby request the Lancaster County Planning Commission review the enclosed subdivision or land development plan in accordance with the Pennsylvania Municipalities Planning Code, as amended, Article V, Section 502.

Signature Title Date

For LCPC Use Only:
LCPC File No. _____
Date of Receipt: _____, 20____
Lancaster County Planning Commission Meeting Date: _____



For Department Use Only

LCPC File #	Date of Receipt					
Dept. Meeting Date	DGA	DRA	Preserved	Clean & Green	PennDOT	PA Turnpike
Utilities						
Phone	Electric	Gas	Cable			

Project Review Information

1. Municipality(ies) Columbia Borough

2. Application Classification

<input type="checkbox"/> Subdivision Plan	<input type="checkbox"/> Land Development Plan
<input type="checkbox"/> Centerline Plan	<input type="checkbox"/> Minor Plan
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Memorandums of Understanding (MOUs) <i>(attach checklist)</i>
<input checked="" type="checkbox"/> Lot Add-on Plan	<input type="checkbox"/> Planning Module
	<input type="checkbox"/> Preliminary Plan
	<input type="checkbox"/> Revised Final Plan

3. Plan Name Mount Joy Holdings, LP

Consultant Project No. 5050-01	Plan Date
---------------------------------------	------------------

4. Project Description Lot Add-On Subdivision Plan to combine existing, commercially-developed property at 336 Locust Street with vacant parcel (former residence has already been demolished) at 332 Locust Street +

5. Project Location (Direction and Distance)

Property Owner Information

6. Name of Property Owner(s) Mount Joy Holdings, LP

Address 336 Locust Street

City Columbia	State PA	Zip 17512	Phone # (717) 575-9706
---------------	----------	-----------	------------------------

Deed # 6444710 +	Acct. # (13-digit) 1100880200000 +
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Name of Second Property Owner(s) Mount Joy Holdings, LP

Address 332 Locust Street

City Columbia	State PA	Zip 17512	Phone # (717) 575-9706
---------------	----------	-----------	------------------------

Deed # 6727483 +	Acct. # (13-digit) 1100304400000 +
---	---

(Attach a separate sheet for additional owners; please provide all information listed above for all additional owners.)

Applicant Information (if other than the Owner)

7. Name of Applicant Mount Joy Holdings, LP c/o Nelson Shertzer + E-mail coachshertzer@comcast.net

Address 97 Charlestown Road

City Washington Boro	State PA	Zip 17582	Phone # (717) 575-9706
----------------------	----------	-----------	------------------------

Fax #

Applicant Information (cont'd)

8. Consulting Firm D. C. Gohn Associates, Inc. E-mail tsmeigh@dcgoohn.com

Project Manager Todd E. Smeigh, PE

Address 32 Mount Joy Street

City Mount Joy State PA Zip 17552 Phone # (717) 653-5308

Fax # (717) 653-1996

Plan Information

9. Existing Zoning District(s) Downtown Commercial

Is / was a Zoning Variance, Special Exception, and / or Conditional Use Approval Necessary? Yes No
(If yes, attach municipal minutes of decision for this application.)

10. Existing Land Use (check all that apply)

Agricultural Institutional Multi-Family (Attached)
 Commercial Mixed Use Undeveloped / Vacant
 Industrial Single-Family (Detached) Other (specify)

11. Subject Property Acreage

Gross Acreage of All Tracts 0.178 Net Acreage of All Tracts 0.178
(Total acreage of tract minus road, utilities, park land.)

12. Proposed Lots and Units

TYPE	# OF LOTS	# OF UNITS	TYPE	# OF LOTS	# OF UNITS
Total Number			Mixed Use		
Agricultural			Single-Family (Detached)		
Commercial	1	1	Multi-Family (Attached)		
Industrial			Other (specify)		
Institutional			Other (specify)		

Existing and Proposed Building Areas

	TOTAL SQ. FEET
Total Square Feet of Proposed Ground Floor Area (Building Footprint)	0.000
Total Square Feet of Existing Structures (All Floors)	6,108.00
Total Square Feet of Proposed Structures (All Floors)	0.000
Total Square Feet (or Acres) of Proposed Parkland / Other Public Use	0.000

Water Supply and Sewage Disposal

13. Sewer and Water Services

	PUBLIC	PRIVATE COMMUNITY	PRIVATE ON-LOT
Existing Water / Provider Name	<input type="checkbox"/>	<input checked="" type="checkbox"/> Columbia Water Co.	<input type="checkbox"/>
Existing Sewer / Provider Name	<input checked="" type="checkbox"/> LASA	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Water / Provider Name	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Sewer / Provider Name	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEP Module Number			

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

[Signature]
 Signature of Landowner or Applicant
 Date 4/12/23

 Signature of Landowner or Applicant
 Date _____

FOR MUNICIPAL USE ONLY

We do hereby request the Lancaster County Planning Department/Commission review the enclosed Subdivision and/or Land Development Plan in accordance with the Pennsylvania Municipalities Planning Code, Article V, Section 502.

[Signature]
 Signature

Planning and Zoning Manager
 Title

Municipality The Borough of Columbia Phone 717-684-2467 Date 5/4/23



Planning Department

150 North Queen Street | Suite 320
Lancaster, Pennsylvania 17603
Phone: 717-299-8333

www.lancastercountypanning.org

County Commissioners

Ray D'Agostino, Chairman
Joshua G. Parsons, Vice Chairman
John B. Trescot, Commissioner

Executive Director

Scott W. Standish

MEMORANDUM

23LP

To: Mark E. Stivers, Manager
Columbia Borough

From: Gwen E. Newell, RLA, AICP *GN*
Senior Planner

Regional Planner(s): Alex W. Rohrbaugh, AICP *AWR*
Senior Planner - Metro Planning Area

Date: May 31, 2023

Re: Advisory Plan Review Comments
LCPC # 23-24, **Mount Joy Holdings, LP**
Columbia Borough

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to this project.

GENERAL INFORMATION

Subject: Final Subdivision Plan
Proposal: To join-in-common a 0.037-acre tract and a 0.140-acre tract
Owner(s): Mount Joy Holdings, LP
Applicant: Same
Firm: D. C. Gohn Associates, Inc
Received: May 15, 2023

LOCATION

Parcel ID #: 110088020000 / 110030440000
Address: 336 Locust Street, Columbia PA
Location: South side of Locust Street, north side of Avenue I
Places2040: The project site is located within the Columbia-Marietta Urban Growth Area and within the Urban Core-Borough Character Zone.

PATTERN

Zoning: Downtown Commercial
Present Use: Commercial

TIMING

Utilities: Public water and sewer services exists



RECOMMENDATIONS

Based upon this review, the Lancaster County Planning Department offers the following comments and recommendations:

SITE DESIGN COMMENTARY

1. A revised deed for the resultant lot should be recorded as part of this plan approval. Recording a new deed with a perimeter legal description may avoid possible confusion during future title research of the affected properties.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

JDH/GEN/AWR/JSN/fkg/mr

Copy: Todd Smeigh, D.C. Gohn Associates, Inc. (Mount Joy)

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June 12, 2023

Mr. Mark Stivers, Borough Manager
Borough of Columbia
308 Locust Street
Columbia, PA 17512

Re: Mount Joy Holdings, LP
332 & 336 Locust Street
Lot Add-On Plan
Columbia Borough, Lancaster County, PA
Engineer's Project No. 3981.3.13.06

Dear Mark:

We have reviewed the above-referenced Lot Add-On Plan, dated April 24, 2023, prepared by DC Gohn Associates, Inc. We note the following administrative items to address prior to plan recording:

Subdivision and Land Development Ordinance Comments

1. The plan notes shall indicate if any covenants run with the existing tracts at 332 and 336 Locust Street. (190-26C(1)(j))
2. The following statements shall be added to the plan and properly executed (190-26C(4)(a) & 190-26C(4)(b)):
 - a. A statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the owner of the receiving tract, to the effect that the conveyance as shown on the plan is in accordance with the intent of the landowner, that all those signing are all the owners of the property shown on the survey and plan, and that they desire the same to be recorded as such. This statement shall be signed and dated on or after the last change or revision to said plan.
 - b. A statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the owner of the conveying tract, to the effect that the conveyance as shown on the plan is in accordance with the intent of the landowner, that all those signing are all of the owners of the property shown on the plan, and that they desire the same to be recorded as such. This statement shall be signed and dated on or after the last change or revision to said plan.
3. Indicate if a lot line marker was found between lot lines N 41° 53'37"W 112.27' and N 41° 37'37"W 81.48'. If not, a marker shall be set here. (190-26C(3)(c)):
4. The following certificates shall be fully and properly executed (190-26C(4)):
 - a. Survey Certificate
 - b. Certificate for approval by LCPC
 - c. Certificate of notification to be signed by LCPC
 - d. Certificate to accommodate the Lancaster County Recorder of Deeds information
5. The specific commercial use of the resultant lot shall be stated on the plan (190-20B(1)).
6. A lighting plan is required to be submitted to demonstrate that the outdoor café meets minimum standards as per Sec. 190-47.



C.S. DAVIDSON, INC.

7. A revised deed shall be recorded following the approval and recording of this plan.

If you have any questions regarding this review, please do not hesitate to contact me directly at (717) 814-4537 or [dj@csdavidson.com](mailto:djr@csdavidson.com).

Sincerely,
















Derek J. Rinaldo, E.I.T.

DJR/JHA/cah

Copy: DC Gohn Associates (via email)

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Columbia Borough

Address	Approval 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	
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	X		PHARE	PHARE		Sold to Habitat for Humanity. Construction started on 5/1. In monitoring phase.
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	X		PHARE	Private		Rehabilitation essentially completed. Awaiting lead testing.
243 + 245 S. 5th Street 	X	X	X		PHARE	PHARE		Sold to Habitat for Humanity. Construction started on 5/1. In monitoring phase.
154 S. Fifth Street + 461 Avenue K 	X	X			PHARE			Demolition permits obtained. Demolition now set to begin at end of June.
156 S. Fifth Street 	X	X			PHARE			Demolition permits obtained. Demolition now set to begin at end of June.
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			CDBG			4 bids received. Will be making developer selection this week. Contract will be signed and permits obtained.
612 Franklin Street 	X	X			CDBG			Acquisition finalized. Completing cleanup this week and then complete extermination.