



LEO S. LUTZ  
Mayor

EVAN M. GABEL  
Solicitor

HEATHER ZINK  
Borough Council President

MARK E. STIVERS  
Borough Manager

## COLUMBIA BOROUGH COUNCIL – WORKSHOP

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

June 4, 2024 | 7:00 PM

### AGENDA

*NOTE: This meeting will be livestreamed on the [Borough's YouTube Channel](#).*

1. Call to Order and Roll Call
2. Invocation/Moment of Silence
3. Pledge to the Flag
4. Announcement of Executive Session(s)- None
5. Additions, deletions, and reorganization of agenda
  - a. Consider approval of Agenda
6. Citizen Comments (Non - Agenda Items Only – 5 Minute time limit per person)

***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, and attacks or any conduct that disrupts the flow of business is out of order.*

7. Mayor Lutz/Chief Brommer
8. Workshop Items:
  - a. Review and discuss a Resolution authorizing a petition to the Pennsylvania Liquor Control Board (PLCB) to substitute the Borough of Columbia Noise Ordinance for the PLCB Statutory Section 47 P.S. §4-493(34) to allow establishments that serve alcohol to have outdoor live music.
  - b. Review and discuss an Ordinance to amend Chapter 220 Zoning to amend the table of uses and dimensional requires for the Light Business District
  - c. Review and discuss an Ordinance to amend Chapter 220 Zoning to amend the Official Zoning Map to amend the boundary of the Conservation zone to include additional lands located on the Borough owned property located between Plane Street and S Thirteenth Street
  - d. Discussion on installing sidewalks in the 1100 Block of Ridge Ave
9. Borough Council Comments
  - a. Council Members
10. Announcement of Next Meeting. At 7:00 PM on Tuesday, June 11, 2024, Council will hold a regularly scheduled meeting.
11. Adjournment

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



**BOROUGH OF COLUMBIA  
LANCASTER COUNTY, PENNSYLVANIA**

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**RESOLUTION NO. 2024-\_\_\_**

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**A RESOLUTION AUTHORIZING PETITION TO THE PENNSYLVANIA LIQUOR  
CONTROL BOARD TO SUBSTITUTE THE BOROUGH OF COLUMBIA NOISE  
ORDINANCE FOR THE PENNSYLVANIA LIQUOR CONTROL BOARD  
STATUTORY SECTION 47 P.S. §4-493(34)**

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**WHEREAS**, Columbia Borough (the “Borough”) has adopted a noise ordinance codified in Chapter 149, Noise, of the Borough’s Code of Ordinances (the “Noise Ordinance”); and

**WHEREAS**, Columbia Borough Council (“Borough Council”) supports the Petition to be filed with the Pennsylvania Liquor Control Board to substitute the Borough’s Noise Ordinance and provisions related to noise for the Pennsylvania Liquor Control Board Statute 47 P.S. §4-493(34); and

**WHEREAS**, the Borough proposes that the area exempted from 47 P.S. §4-493(34) shall be enforced through the Noise Ordinance and all amendments thereto.

**NOW THEREFORE BE IT RESOLVED**, in consideration of the foregoing, that:

1. Borough Council has adopted a noise ordinance.
2. Borough Council shall file with the Pennsylvania Liquor Control Board a Petition to enforce the Borough’s Noise Ordinance and provisions related to noise regulation in place of 47 P.S. §4-493(34).
3. Borough Council proposes that the area exempted from 47 P.S. §4-493(34) shall be enforced through the appropriate provisions of the Noise Ordinance.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2024 by Columbia Borough Council.

**Attest:**

**COLUMBIA BOROUGH COUNCIL**

\_\_\_\_\_  
Secretary

**By:** \_\_\_\_\_  
President

**COLUMBIA BOROUGH  
LANCASTER COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. XXX**

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**AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE ZONING CODE OF ORDINANCES, CHAPTER 220, ARTICLE III, SECTION 220-20, TO UPDATE THE PURPOSE OF THE LIGHT BUSINESS DISTRICT TO AMEND SECTION 220-25 TABLE OF USES, AMEND NON RESIDENTIAL, SECTION 220-26, TABLE OF DIMENSIONAL REQUIREMENTS TO UPDATE THE REQUIREMENTS; AND PROVIDING THAT THE ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY PENNSYLVANIA LAW.**

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**WHEREAS** the Borough Council of the Borough of Columbia finds it periodically necessary to amend its Code of Ordinances in order to update regulations and procedures to implement municipal planning goals and objectives; and

**WHEREAS** Columbia Borough Council finds the adoption of this ordinance through its police powers will protect the public health, safety, and welfare of the residents of Columbia Borough; and

**NOW, THEREFORE, BE IT HEREBY ENACTED AND ORDAINED** by the Council of the Borough of Columbia, Lancaster County, Pennsylvania, and it is hereby enacted and ordained by authority of the same:

**SECTION 1. Amend.** Amending the Zoning Ordinance of Columbia Borough, as amended, (the Zoning Ordinance”) Chapter 220 Zoning to read as follows:

**CHAPTER 220 ZONING**

**Sec. 220-20 Designation of districts and purposes**

*§ 220-20 Designation of districts and purposes.*

D. Purposes of each district. The purposes of each zoning district are summarized below:

(11) LB Light Business District: To provide for a range of light commercial, institutional, and industrial uses, in a manner that is compatible with adjacent homes, enhances the quality of life of the public, and to also provides for continuation of the airport, if desired by the property owner. encourages the development of land within this district.

§ 220-20 Attachment 2: Table of Permitted Uses by District Primarily Nonresidential Districts.

Types of Uses (See definitions in Article II)	Zoning Districts							
	INSR	DC & NC	MDRB	LB	CR	HC	RC	LI & GI
Miscellaneous Uses								
Parking lot as the principal use of a lot	N	P	N	<del>N</del> P	N	P	SE	P

§ 220-20 Attachment 3: Table of Dimensional Requirements.

Zoning District: Type of Use	Minimum Lot Area <sup>6</sup> (square feet)	Minimum Lot Width Measured at Minimum Building Setback Line <sup>10</sup> (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback <sup>2</sup> (feet)	Minimum Side Yard Setback, <sup>2</sup> Each (feet)	Maximum Coverage
LB District	<del>5-acre</del> minimum tract size, which may be subdivided into 20,000 square foot minimum lots	<del>50</del> 80	<del>30</del> 0	25 <sup>3</sup>	<del>25</del> <sup>3</sup> 0	40% maximum building coverage; 85% maximum impervious coverage

NOTE 3: Except 40 feet minimum setback for any new or expanded portion of an industrial building or truck loading dock from the lot line of a principal residential use.

**SECTION 2. Severability.** The provisions of this Ordinance shall be severable and, if any of the provisions of this Ordinance are hereby repealed insofar as some affect this Ordinance.

**SECTION 3. Repealer.** All Ordinances or parts of the Ordinance conflicting with any of the provisions of this Ordinance are hereby repealed insofar as some affect his Ordinance.

**SECTION 4. Effective Date.** Upon the effective date of this ordinance, the proper officials of the Borough of Columbia are ordained that the provisions of this Ordinance shall become and be made a part of the Borough of Columbia’s Code of Ordinances.

This Ordinance shall become effective immediately as provided by the laws of the Commonwealth of Pennsylvania.

DULY ORDAINED AND ENACTED this \_\_\_\_ day of \_\_\_\_ 2024, by the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF COLUMBIA,  
LANCASTER COUNTY, PENNSYLVANIA

By: \_\_\_\_\_

Heather Zink,  
President of Borough Council

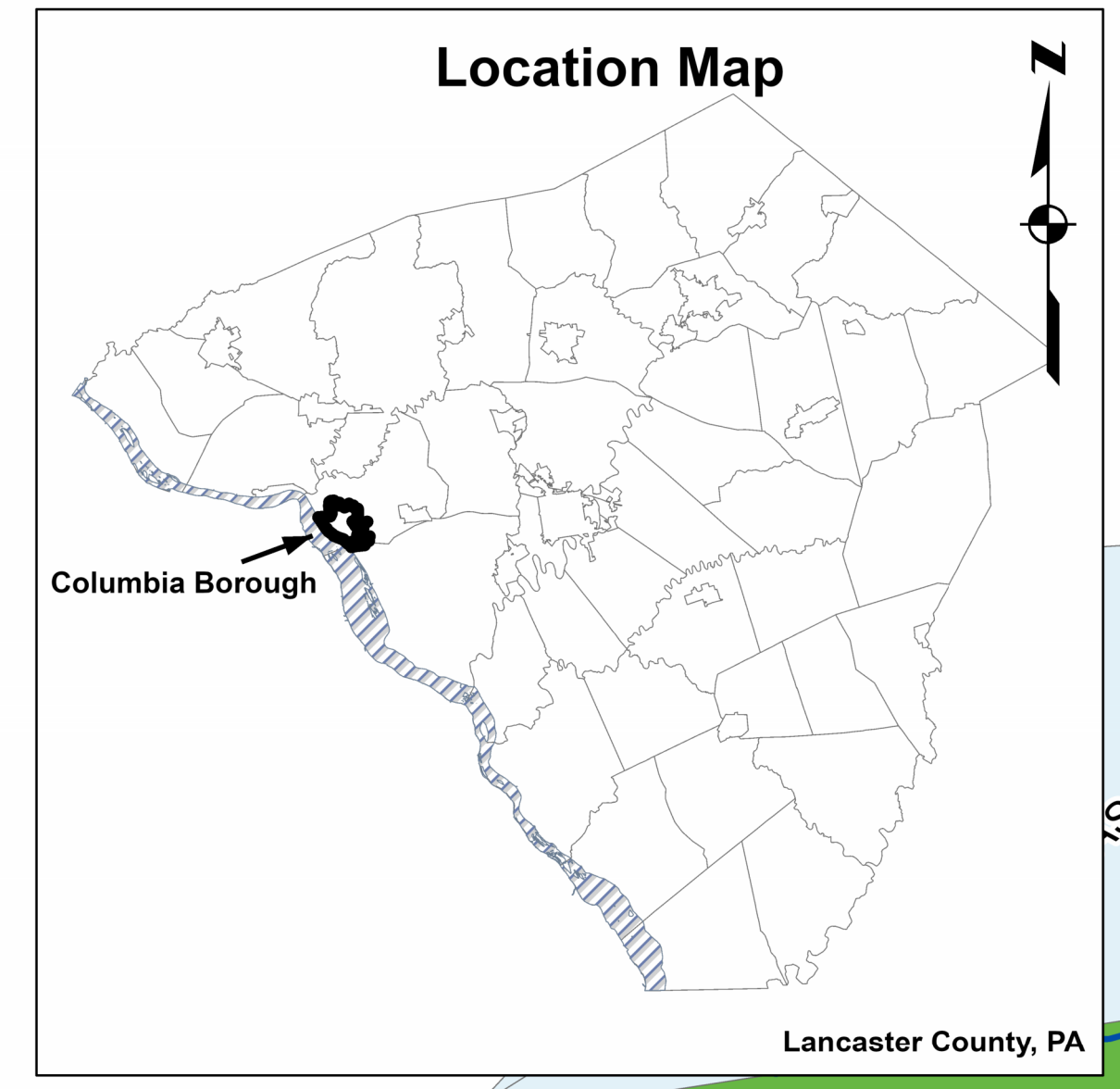
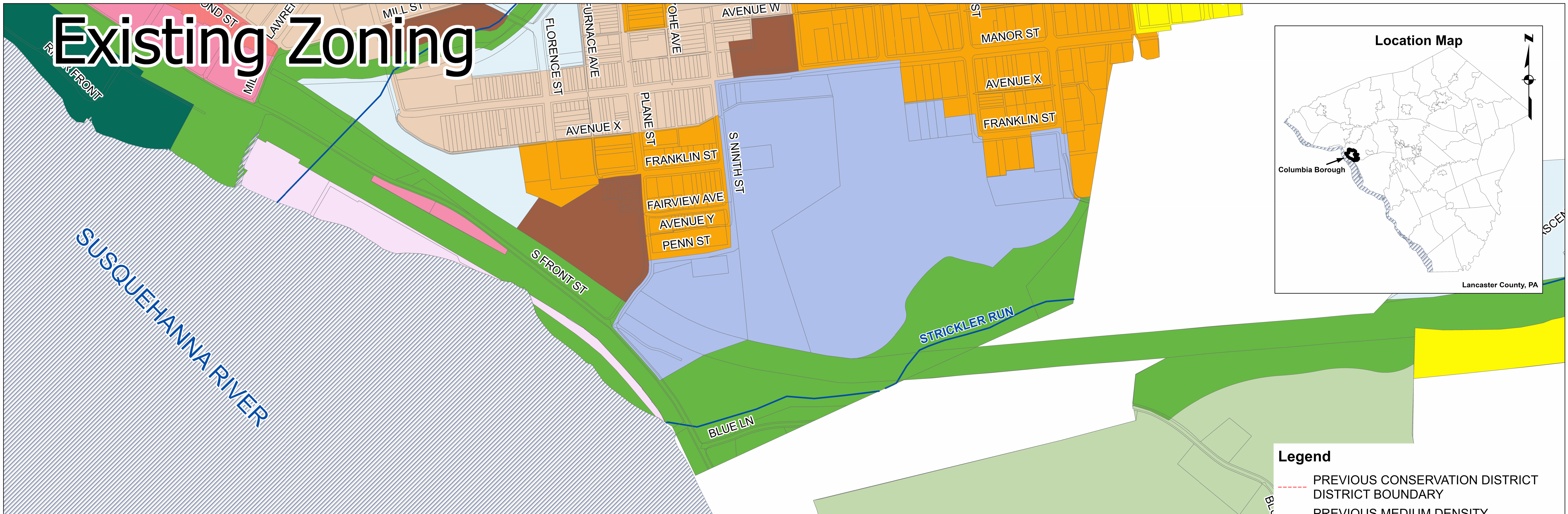
ATTEST:

\_\_\_\_\_  
Mark E. Stivers, AICP  
Borough Manager/Secretary

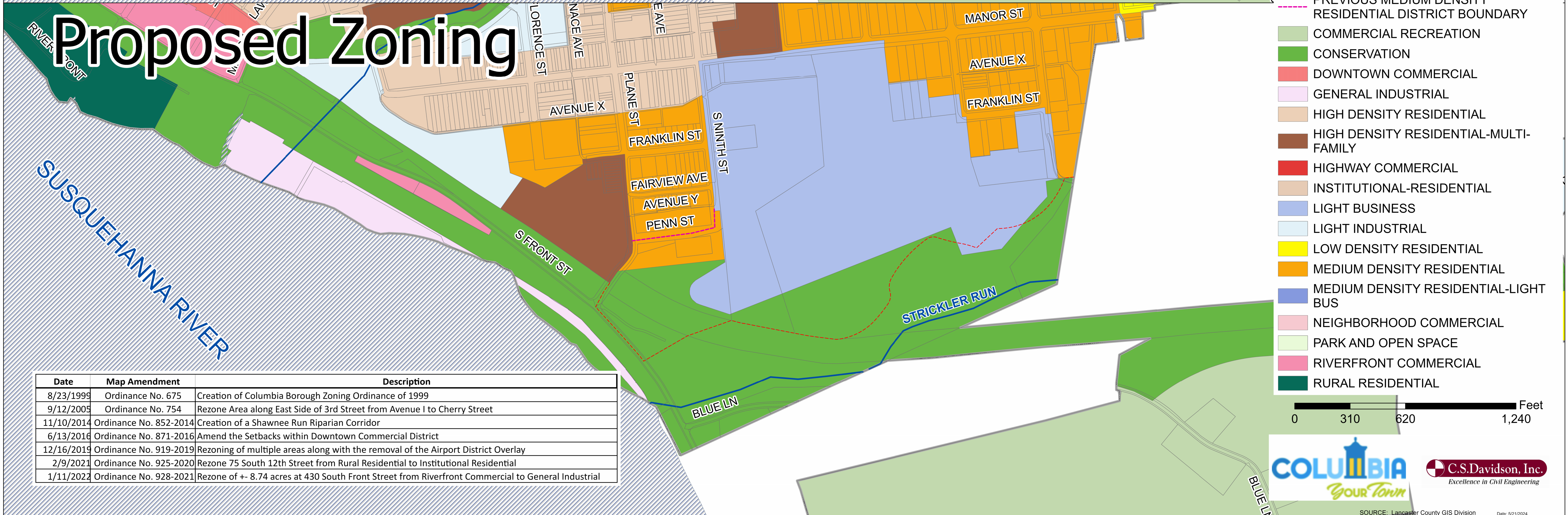
Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Leo S. Lutz, Mayor

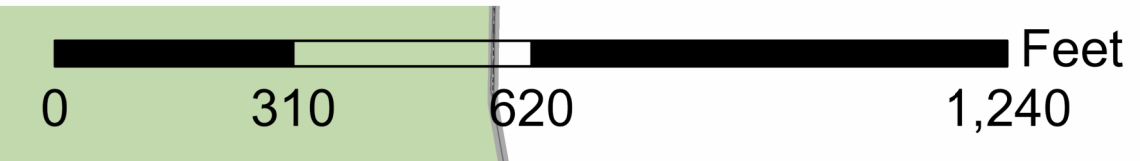
# Existing Zoning



# Proposed Zoning



- Legend**
- PREVIOUS CONSERVATION DISTRICT BOUNDARY
  - PREVIOUS MEDIUM DENSITY RESIDENTIAL DISTRICT BOUNDARY
  - COMMERCIAL RECREATION
  - CONSERVATION
  - DOWNTOWN COMMERCIAL
  - GENERAL INDUSTRIAL
  - HIGH DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL-MULTI-FAMILY
  - HIGHWAY COMMERCIAL
  - INSTITUTIONAL-RESIDENTIAL
  - LIGHT BUSINESS
  - LIGHT INDUSTRIAL
  - LOW DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL-LIGHT BUS
  - NEIGHBORHOOD COMMERCIAL
  - PARK AND OPEN SPACE
  - RIVERFRONT COMMERCIAL
  - RURAL RESIDENTIAL



Date	Map Amendment	Description
8/23/1999	Ordinance No. 675	Creation of Columbia Borough Zoning Ordinance of 1999
9/12/2005	Ordinance No. 754	Rezone Area along East Side of 3rd Street from Avenue I to Cherry Street
11/10/2014	Ordinance No. 852-2014	Creation of a Shawnee Run Riparian Corridor
6/13/2016	Ordinance No. 871-2016	Amend the Setbacks within Downtown Commercial District
12/16/2019	Ordinance No. 919-2019	Rezoning of multiple areas along with the removal of the Airport District Overlay
2/9/2021	Ordinance No. 925-2020	Rezone 75 South 12th Street from Rural Residential to Institutional Residential
1/11/2022	Ordinance No. 928-2021	Rezone of +- 8.74 acres at 430 South Front Street from Riverfront Commercial to General Industrial



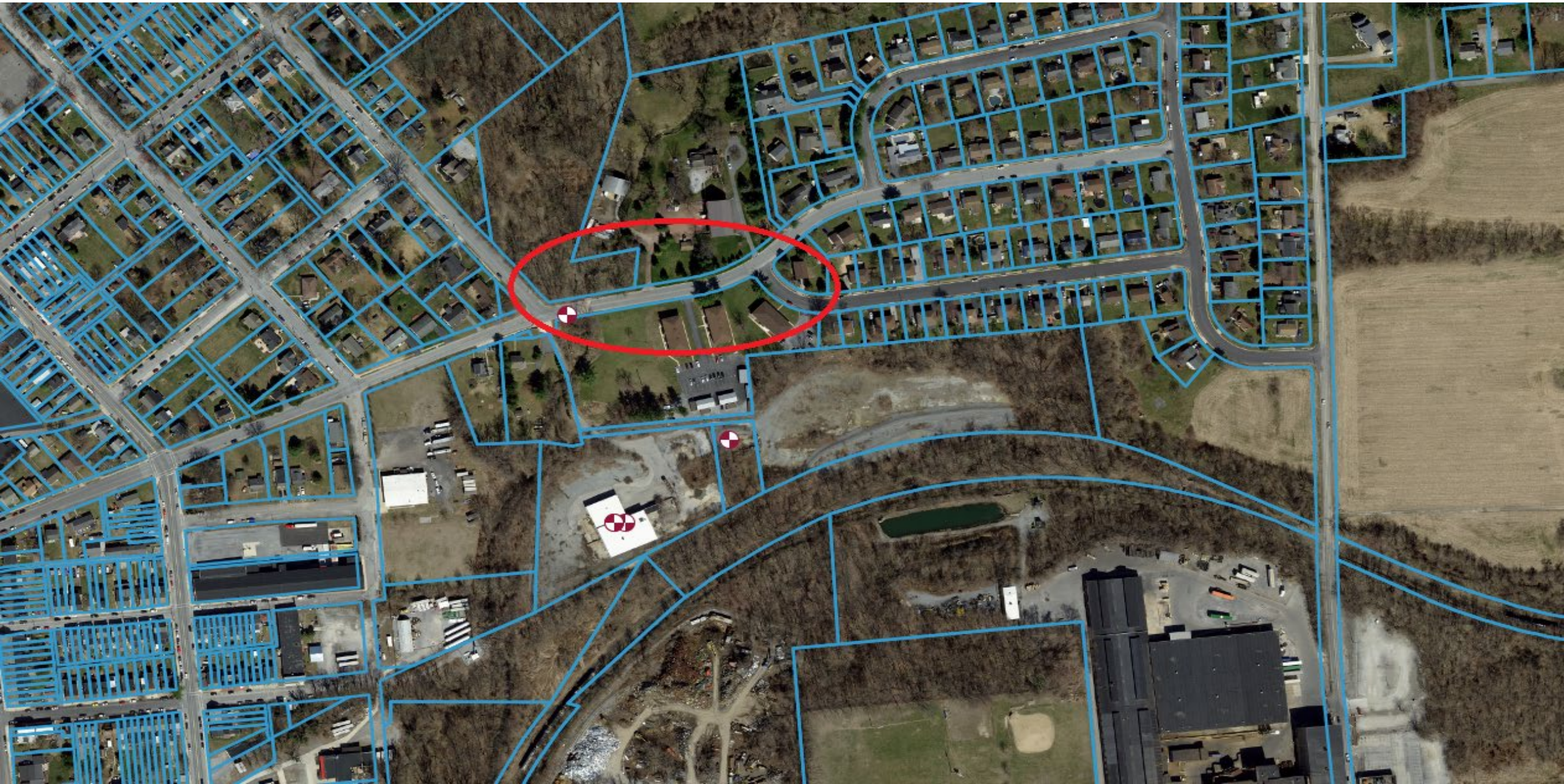
# Ridge Avenue Sidewalk Discussion

June 4, 2024





# Location



# Location



Ridge Ave



Ridge Ave



Ridge Ave

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Ridge Ave