



LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HEATHER ZINK
Borough Council President

COLUMBIA BOROUGH - PLANNING COMMISSION

Paul W. Myers Council Chamber

July 16, 2024 – 7:00PM

AGENDA

This meeting will be uploaded to the Borough's YouTube Channel 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) Planning Commission Meeting Minutes from the June 18th meeting.
- 5) Zoning Hearing(s)
 - a) A continuation of 336 Poplar St to the Zoning Hearing Board on July 31, 2024
- 6) Engineer's Review(s) of SALDO Applications – Consider Motion:
 - a) A review of 750 S 9th St Application for Conditional use of Flexible Residential Development provisions of the Zoning ordinance.
- 7) Demolition Application(s) Consider Motion to Recommend to Borough Council:
 - a) None
- 8) Action Items:
- 9) Discussion Items:
- 10) Old Business (for discussion):
 - a) None



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, August 20, 2024

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.

COLUMBIA BOROUGH COUNCIL – PLANNING COMMISSION - WORKSHOP

Paul W. Myers Council Chambers

June 18, 2024 - 6:00 PM

MINUTES

MEMBERS IN ATTENDANCE:

Mary Wickenheiser, Chairperson

Tiffani Lynn, Vice-Chairperson

Marilyn Kress-Hartman

Brad Lynn, Secretary

Nathan Roach

Justin Evans, absent

STAFF IN ATTENDANCE:

Paula Diffenderfer, Code Compliance Manager

Jessica Fieldhouse, Zoning Officer, CS Davidson

GUESTS IN ATTENDANCE:

There were no guests in attendance.

1. CALL TO ORDER:

Chairperson, Mary Wickenheiser called this workshop of the Columbia Borough Planning Commission to order on Tuesday, June 18, 2024, at 6:00 p.m.

2. Approval of Minutes

Nathan Roach motioned to approve the Planning Commission Workshop Meeting Minutes from the May 21, 2024, workshop and Brad Lynn seconded. All favored this motion.

3. DISCUSSION ITEMS:

- a. Chairperson Wickenheiser announced the resignation of Columbia Borough Manager, Mark Stivers. His resignation was tendered, with four weeks' notice, and accepted at the June 11, 2024, Columbia Borough Council Meeting. Manager Stiver's last day with the Borough is Wednesday July 3, 2024.
- b. Zoning Map Amendments and Prioritization Continuation
 - i. M. Wickenheiser stated that until Borough Council provides some direction, the Planning Commission will focus on short-term amendments. 17 zoning districts will be combined.
 - ii. Jessica Fieldhouse led a discussion about form-based coding, recommending a hybrid form-based zoning code.
 1. Form-based coding will support having tree-lined streets with uniform sidewalks, street furniture, door well space, and development with no set back, but instead, a build-to line, ensuring that structures are constructed to the build-to line, and are rear loaded with parking behind the buildings in commercial areas (mixed use and downtown).
 2. She recommended conducting character surveys of blocks or sets of blocks to identify streetscape patterns in each area.

3. The Borough should specifically dictate the build form and place less emphasis on use (within reason), so long as the structure reflects the “fabric” of the surrounding area to avoid zoning ordinances that may result in development that does not match the historic look of the Borough.

c. Short-Term Rental Ordinance Discussion

- i. Daytime Guests: The maximum number of daytime visitors allowed at any one time should be no more than 75% of the maximum overnight occupancy. J Fieldhouse commented that because “daytime” is not clearly defined, the Borough cannot enforce this rule unless occupants are causing an issue and there is a complaint
- ii. N. Roach inquired about the reason for changing the current code. J. Fieldhouse responded that any changes are up to the Planning Board’s discretion. She commented that one path to changing the code is more restrictive and depends upon the board’s decision about what the STR ordinance should contain. STRs are a new use being identified and regulated for transparency allowing more owners to lease their STRs. J. Fieldhouse warned that creating restrictive zoning legislation for the “bad apple” will create more problems than it will solve. The “bad apples” will be weeded out through new legislation.
- iii. T. Lynn pointed out that parking must meet the requirements for the dwelling unit (per 22-41), “The spaces may be in the garage. Outdoor parking for overnight and day guests shall be limited to available parking areas on the STR property and in no event shall parking for STR guests include spaces in any public street right of way around lawn or vegetated areas.”
- iv. M. Wickenheiser asked J. Fieldhouse if in the existing ordinance (13A) specifying that the rental must be a detached dwelling will be in the new ordinance? J. Fieldhouse stated that she did not include the detached housing language in the ordinance because if the Borough wants to encourage STRs in the downtown area, then it should not be in the ordinance. M. Wickenheiser explained that medium density residential (MDR) was designated for STRs because it was one of few places with a higher number of detached dwellings.
- v. The ordinance will state that overnight occupancy of recreational vehicles, campers, trailers, tents at the STR property shall not be allowed and that outdoor overnight sleeping of STR occupants or guests is prohibited.
- vi. The property shall be compliant with all federal, state, county, and local laws and ordinances, including the Borough’s existing structures and property maintenance code.
- vii. Refers to the nuisance ordinance, allowing identification of an STR as a nuisance, which will begin enforcement steps. T. Lynn inquired about the three-strike rule. J. Fieldhouse and T. Lynn noted that the rule is not contained in the draft ordinance. J. Fieldhouse mentioned that she intended to include that the current three-strike rule refers to a two-year period, but it will be changed to a one-year period. She will add it to correct the draft ordinance.
 1. J. Fieldhouse suggested drafting a nuisance ordinance for review at the next Planning Commission meeting. She asked that she and P. Diffenderfer create a draft for Planning Commission feedback. This is important, as the STR ordinance will reference sections of the nuisance ordinance.
- viii. P. Diffenderfer proposed changing all references from ‘enforcement officer’ to ‘code compliance officer’ for consistency purposes. M. Wickenheiser stated that the language should not be for the Planning Board to decide. P. Diffenderfer commented that she and M. Stivers made job title changes in chapters 112 and 166 because the language was

inconsistent. B. Lynn said that the language referring to enforcement officer should be an internal decision. J Fieldhouse agreed to change the language per Paula's suggestion.

- ix. T. Lynn pointed out where the code mentions Notice of Violation (NOV) and asked if a fine is attached? J. Fieldhouse answered yes, but fines are not included in the STR ordinance since violation fines and appeals are covered by zoning code, whether it be STRs or zoning ordinance.
- d. J. Fieldhouse will present a revised STR ordinance draft at the next Planning Commission meeting on Tuesday, July 16, 2024, and recommend the ordinance to Borough Council for approval and permission to forward it to the Lancaster County Planning.
- e. N. Roach stated that while he is in favor of the STR rules discussed, he is against STR expansion. He supports long-term housing that provides the possibility for home ownership in a small Borough already struggling with available housing and a high number of long-term rentals in comparison with ownership opportunities. If there is a vote, he will oppose anything that includes STR expansion. T. Lynn added that the issue of homelessness, and that STR expansion could reduce the possibility of long-term residents due to the current amount of existing long-term rentals. She stated that STRs are a way for owners to make money, and STR owners may not necessarily be invested in Columbia or the community. J. Fieldhouse said that the STR ordinance is not centered on expansion, but instead, it focuses on enforcement as a tool to address concerns with "bad apples."
- f. M. Hartman expressed concern about people buying properties, and not disclosing what they plan to do with them, such as renting them as STRs. J. Fieldhouse said that the ordinance is how the Borough can regulate STRs. She suggested that the ordinance include a back-end administrative program to determine where STRs are located by searching booking platforms. If STRs are outside of the permissible areas, then a letter to cease and desist will be mailed. With the legislation and corresponding back-office programs in place, the Borough will be able to better regulate and use enforcement powers.
- g. M. Wickenheiser commented that the Borough cannot stop people from buying properties and using them as STRs or single-family rental properties, but it can ensure regulations are followed. J. Fieldhouse – It is more important to have stability and tenure. The Borough has a significant number of substandard, dilapidated rentals and owners who are into renting just for the money. That is not a rental tenure issue. It is an issue of owners not maintaining their properties. From the standpoint of tenure, whether a resident is a renter or homeowner is not the issue; The Borough will benefit from long-term, stable tenure and long-term residents in their neighborhoods. The Borough should develop strategies to stabilize rental tenures. Projects to redevelop units so renters can stay longer are needed, as well as supportive services for residents dealing with financial hardship, substance abuse disorder, or domestic abuse to make the Borough a stable living situation.
- h. M. Wickenheiser stated that people want to visit and spend time and money in the Borough. Where can they stay? STRs are a way to get people to come here and come back, and it helps the Borough economically.

4. PUBLIC COMMENTS AND QUESTIONS:

There were no public comments or questions.

5. ADJOURNMENT:

Vice-Chairperson, Tiffani Lynn motioned to adjourn this meeting of the Columbia Borough Planning Commission at 7:02 p.m. and Nathan Roach seconded. All favored this motion.

Next Meeting Scheduled for Tuesday, July 16, 2024

Respectfully submitted,

Brad Lynn, Secretary

COLUMBIA BOROUGH COUNCIL – PLANNING COMMISSION
Paul W. Myers Council Chambers
June 18, 2024 - 7:00 PM

MINUTES

MEMBERS IN ATTENDANCE:

Mary Wickenheiser, Chairperson
Tiffani Lynn, Vice-Chairperson
Brad Lynn, Secretary
Marilyn Kress-Hartman
Nathan Roach

STAFF IN ATTENDANCE:

Paula Diffenderfer, Code Compliance Manager

GUESTS IN ATTENDANCE:

There were no guests in attendance.

CALL TO ORDER:

Chairperson Wickenheiser called this regular meeting of the Columbia Borough Planning Commission to order on Tuesday, June 18, 2023, at 7:02 p.m.

There was a moment of silence.

M. Wickenheiser led the pledge to the flag.

M. Wickenheiser announced the resignation of Mark Stivers, Borough Manager. His resignation was tendered and accepted at the June 11, 2024, Columbia Borough Council Meeting with four weeks' notice. Manager Stiver's last day with Columbia Borough is Wednesday July 3, 2024.

APPROVAL OF MINUTES

Vice-Chairperson T. Lynn motioned to approve the Columbia Borough Planning Commission Meeting Minutes from April 16, 2024, and May 21, 2024. N. Roach seconded. All favored this motion.

ZONING HEARING(S):

A Zoning Hearing is scheduled Wednesday, June 26, 2024, regarding 336 Poplar Street, to request a special exception for an existing non-conforming use to another non-conforming use. Proposed use is the existing warehouse to ship and receive off-the-shelf- batteries and related supplies, but no retail sales. It is a medium density residential (MDR) property. The property was formerly used as a door manufacturer and has been vacant for some time. T. Lynn inquired about safety concerns associated with storing batteries. The board does not have any recommendations regarding safety concerns.

ENGINEER'S REVIEW(S):

There were no engineer's reviews.

DEMOLITION APPLICATION(S):

There were no demolition applications.

ACTION ITEMS:

There were no action items.

DISCUSSION ITEMS:

There were no discussion items.

OLD BUSINESS:

Mary Wickenheiser announced that at the June 11, 2024, Borough Council Meeting there were new resolutions passed for her and N. Roach to make their terms officially end December 31, 2027, a four (4) year period. The original resolutions had five years. Council authorized the attorney to advertise the ordinance to amend the table of uses for Light Business District (LBD) that there will be changes for the property regarding setbacks, lot size and those types of things. Council also authorized the advertising of official zoning maps to amend boundaries on McGinness property, the conservation line, and properties on Ninth Street. Council authorized advertising new regulations related to the construction and maintenance of curbs and sidewalks.

NEW BUSINESS (for discussion):

There was no new business.

PUBLIC COMMENTS AND QUESTIONS:

There were no public comments or questions.

MOTION TO ADJOURN

Tiffani Lynn motioned to adjourn this meeting of the Columbia Borough Planning Commission at 7:12 p.m. and Nathan Roach seconded. All favored this motion.

The next Planning Commission Meeting is scheduled for Tuesday, July 16, 2024.

Respectfully submitted,

Brad Lynn, Secretary



GLICK, GOODLEY, DEIBLER & FANNING LLP

131 West Main Street, New Holland, PA 17557
434 W.4th St., Quarryville, PA 17566
P 717.354.7700 F 717.354.7712
WWW.NEWHOLLAND.LAW

Ashley A. Glick, Partner | ashley@newholland.law
Samuel A. Goodley III, Partner | sam@newholland.law
Patrick Deibler, Partner | patrick@newholland.law
Thomas A. Fanning, Partner | tom@newholland.law

June 19, 2024

Mark E. Stivers
Borough Manager
Via Hand Delivery

RE: Conditional Use Application of Valley View Capital, LLC

Dear Mr. Stivers:

As we have been discussing, attached are 14 copies of a Conditional Use Application for Valley View Capital, LLC together with a check in the amount of \$1,900 for the application and hearing fees. Each copy of the application includes (1) a letter of intent describing the project, (2) ground floor plans and elevations of the proposed project, and (3) a set of plans sized 11" x 17". A USB drive with the site plan file is also attached, and Applicant's design professional, Landworks Civil Design, LLC, will deliver two 24" x 36" sealed copies of the plan to your attention today.

Very truly yours,

KLING & DEIBLER, LLP

Thomas A. Fanning, Esq.



LANDWORKS CIVIL DESIGN, LLC

www.landworkscd.com
(866) LNDWRKS

Via Email

June 19, 2024

Scott Ryno
Fire Chief
Columbia Borough Fire Department
P.O. Box 426
726 Manor Street
Columbia, PA 17512

Re: 750 South Ninth Street
Conditional Use Application
Fire & Water Exhibit
Columbia Borough, Lancaster County, PA

Dear Scott:

On behalf of Valley View Capital, a Conditional Use Application is being submitted to Columbia Borough for a proposed development of nine (9) townhomes located at 750 South Ninth Street, Columbia, Pennsylvania. As part of this application, a submission for review of the water lines and hydrant locations is required to the fire department.

Please review the plans for consistency with your department's regulations and procedures and provide a copy of the review to Mark Stivers at Columbia Borough.

The submittal package includes:

1. One (1) copy of the Fire & Water Exhibit

If you have any questions or comments, please contact me at 717-462-1444 or tfink@landworkscd.com.

Sincerely,

LANDWORKS CIVIL DESIGN, LLC

Timothy Fink
Senior Engineer

Copy: Eli King (Valley View Capital, LLC)
Tom Fanning (Glick, Goodley, Deibler, & Fanning, LLP)
Mark Stivers (Columbia Borough)
Derek Rinaldo (C.S. Davidson)

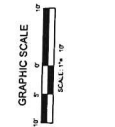
PROJECT NO.	JG0
DESIGN	TBF
DATE	
CHECKED	JG0
BY	
REVISION	

LANDWORKS
 CIVIL DESIGN LLC
 land development consultants
 1175 S. GREENBUSH AVE.
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 YORK PA 17403
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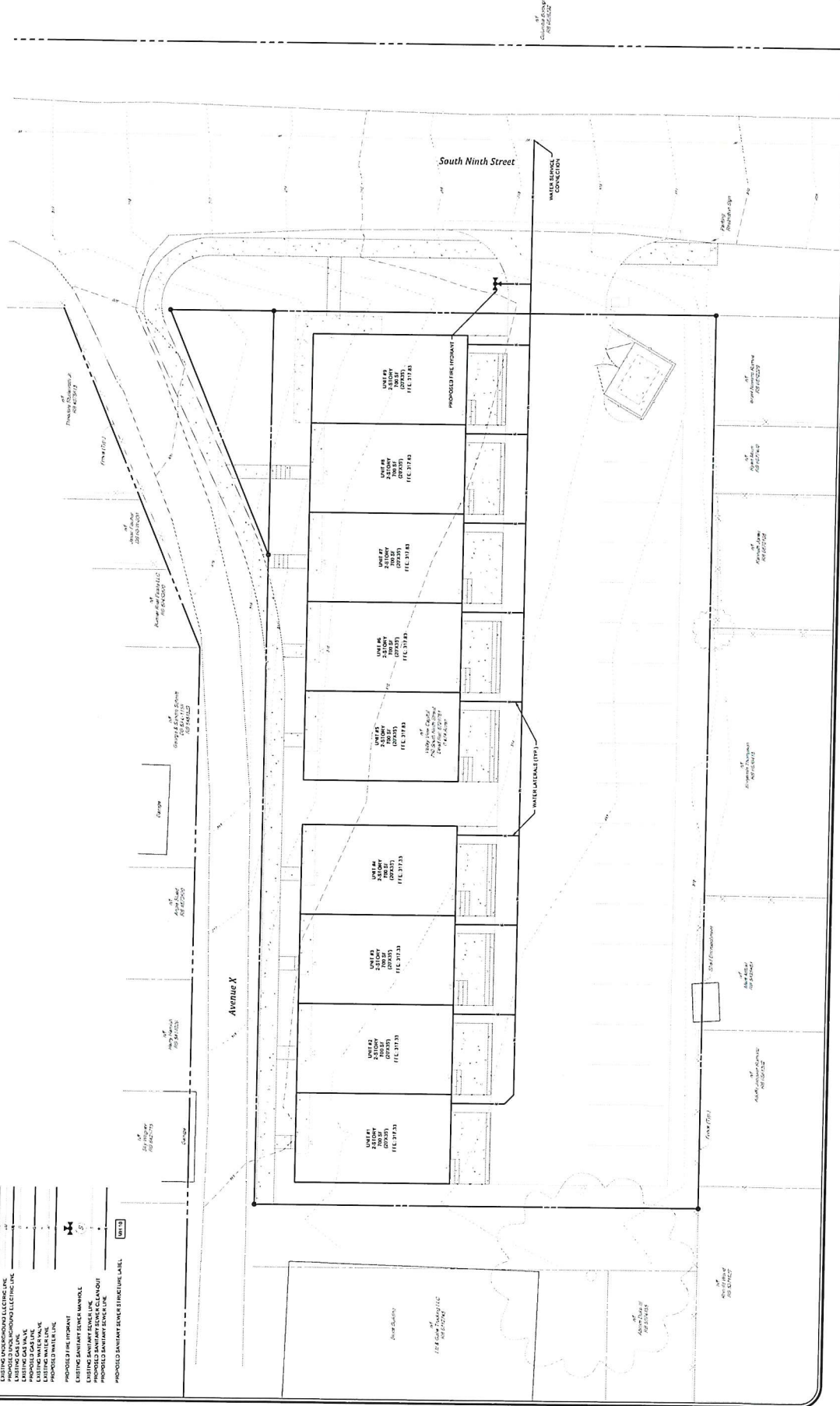

FIRE & WATER UTILITY EXHIBIT
 FOR
 750 SOUTH NINTH STREET
 FOR
 VALLEY VIEW CAPITAL, LLC
 LANCASTER COUNTY, PENNSYLVANIA
 COLUMBIA BOROUG

PROJECT NO.	24-0174-001
DATE	08/05/24
SCALE	1" = 10'
SHEET	FW 1.0



LEGEND

	EXISTING SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING ELECTRIC LINE
	PROPOSED ELECTRIC LINE
	EXISTING TELEPHONE LINE
	PROPOSED TELEPHONE LINE
	EXISTING CABLE LINE
	PROPOSED CABLE LINE
	EXISTING UTILITY LINE
	PROPOSED UTILITY LINE



Borough of Columbia
308 LOCUST STREET
COLUMBIA BOROUGH, PA
PH: (717) 684-2467

Borough of Columbia
Conditional Use
Application



File Number: _____

Date Filed: _____

APPLICANT INFORMATION

Name of Applicant(s): Valley View Capital LLC

Address: 216 Little Beaver Rd. City: Strasburg State: PA Zip: 17579

Telephone # 717-598-2661 Email: eli@webuyhouseslancaester.net

Name of Landowner of Record: Valley View Capital LLC

Mailing Address of Landowner (If different than Applicant):

Address: _____ City: _____ State: _____ Zip: _____

Representative or Consultant: Glick, Goodley, Deibler, & Fanning, LLP - Tom Fanning

Address: 131 W. Main Street City: New Holland State: PA Zip: 17557

Telephone # 717-354-7700 Email: tom@newholland.law

PROJECT DESCRIPTION

Subject Parcel Account Number: 110-98905-0-0000 Zoning District: MDR

Address of Subject Property:

Address: 750 S. Ninth St. City: Columbia State: PA Zip: 17512

Requested Use and Section #: Section 220-27. Flexible residential development option

Past and Current Use: Vacant land

Surrounding Land Use: Residential

I hereby certify that the information submitted, in accordance with this application, is correct.

Signature of Applicant *[Handwritten Signature]*

Date: 6-5-24

COLUMBIA BOROUGH COUNCIL

Letter of Intent attached to
Conditional Use Application of
Valley View Capital, LLC

:
:
:
:
:

File Number: _____

Background

Eli S. King is the sole member of Valley View Capital, LLC. Valley View Capital, LLC (“Applicant”) owns the property located at 750 S. Ninth Street, Columbia, Columbia Borough, Pennsylvania (the “Property.”)

The Property consists of .474 acres, sits on the corner of South Ninth Street and Avenue X, and is in the Medium Density Residential District. Applicant requests conditional use approval for a Flexible Residential Development as contemplated by § 220-27 of the Zoning Ordinance to construct nine (9) townhomes on the Property. Applicant intends to do so via two detached buildings with one building containing four (4) units and the other containing five (5) units. Each dwelling will have approximately 1,500 square feet of living space, either two (2) or three (3) bedrooms, two (2) or three (3) bathrooms, a sizeable open-concept living/dining/kitchen area, and two (2) dedicated on-site parking spaces. As described in this Application and shown in the Exhibits, Applicant is committed to constructing residences that are consistent with the character of the neighborhood and provide both private and attractive living spaces for Borough residents.

The deed for the Property is attached hereto as Exhibit “A.” A site plan for the proposed project is attached hereto as Exhibit “B.” Proposed floor plans and elevations are attached as Exhibit “C.” A list of adjoining property owners is attached as Exhibit “D”.

Request for Relief

With the exception of modifications requested to §§ 220-27(E)(2) and 220-27(F)(8), Applicant’s project complies with all applicable requirements of the Flexible Residential Development option as follows:

- § 220-27(D)

- The Property consists of 20,635 square feet, which exceeds the minimum lot size of 2,400 square feet.
- § 220-27(E)
- § 220.27(E)(1). Applicant intends to construct townhouses, which are allowed as a flexible residential development option by § 220-27(E)(1)(c).
 - § 220-27(E)(2). This section requires that each dwelling unit be on its own fee simple lot or be in condominium ownership. Applicant requests a waiver from this requirement. Even if Applicant separated the units as required by this section, he nevertheless would maintain ownership of all units and lease them to tenants. Therefore, Applicant respectfully submits that the additional cost, time, and planning expended by both Applicant and the Borough to subdivide the properties, create condominium units, and/or create a homeowner's association, cross parking easements and other agreements and easements necessary to effectuate the same would have no practical effect.
 - § 220-27(E)(3). This section prohibits mobile/manufactured homes, which will not be used.
- § 220-27(F)
- § 220-27(F)(1) provides that not more than one (1) dwelling unit per 1,500 square feet of lot area is allowed. Applicant proposes nine (9) units on the 20,635 square foot Property, which works out to one (1) unit per 2,293 square feet.
 - § 220-27(F)(2) provides that Each dwelling unit must have a minimum building width of 15 feet. Applicant's proposed units are each 20 feet wide.
 - § 220-27(F)(3) requires each unit to include a minimum of 200 square feet of outdoor private area. Here, the rear of each unit will have a 9' x 16' back patio area and 9' x 4' grass area with fencing on both sides providing privacy from the neighboring unit. In addition, each unit will have a front porch area of at least 3' x 13' 7" that is offset and

private from the neighboring unit. Therefore, in total, each unit will have at least 220 square feet of private outdoor area.

- § 220-27(F)(4) provides that structures shall provide for a safe sight distance at intersections of streets and alleys. Applicant and Applicant's land development consultants have discussed these distances with the Borough and will address the same in the land development process to ensure such safe sight distances. The remainder of this section sets forth certain provisions regarding garage doors and parking spaces located within 20' of a public street, neither of which are applicable to this project.
- § 220-27(F)(5) requires a five-foot minimum setback from side and rear lot lines. The closest distance from Applicant's proposed Townhomes to the side property line is 5' and to the rear lot line is over 50'.
- § 220-27(F)(6) requires a five-foot minimum setback between detached dwellings. Applicant's proposed buildings are separated by 10'.
- § 220-27(F)(7) requires suitable perpetually guaranteed access to a public street; Applicant's parking lot will have direct access to South Ninth Street.
- § 220-27(F)(8) provides that a sidewalk is required along each public street, and an average of one deciduous shade tree be planted along each 40' of adjacent public street right of way. As shown in the attached plans, Applicant intends to plant trees to meet this requirement along South Ninth Street. However, no front setback is required along Avenue X in which to plant trees, but Applicant intends to plant trees along South Ninth Street and a portion of Avenue X near its intersection of South Ninth where space is permitted. Applicant respectfully requests a waiver from the additional trees that would otherwise be required along Avenue X. It is not at all uncommon for other residences in the neighborhood to have no trees in the front yard.

- § 220-27(F)(9) requires that at least 20% of the total land area not contained within public rights-of-way be maintained as landscaped areas. As shown in the attached plans, Applicant intends to cover 22.4% of the Premises in landscaped area.
 - § 220-27(F)(10) provides that no more than 50% of the total land area not contained within public rights-of-way be covered by buildings. Applicant's proposed building coverage is 30.42%.
- § 220-27(G)
- § 220-27(G)(1) applies to the demolition of historically significant buildings, which does not apply here.
 - § 220-27(G)(2) provides that the scale, character, and design of the development shall be compatible with adjacent buildings. Applicant has specifically designed his project with this requirement in mind. At approximately 1,500 feet, each unit is a similar scale to other residence in the neighborhood. The exterior of the units utilizes vinyl siding in colors that are similar to and cohesive with much of the other siding in the neighborhood. Rather than constructing buildings with entirely straight and mono-color fronts, Applicant's design adds architecturally staggered depths and alternating colors, which are intended to give each unit more of a distinct character. Roof lines also vary to provide architectural interest, and front porches are recessed to provide privacy and character.
 - § 220-27(G)(3) requires fire-resistant construction, which will be utilized.
 - § 220-27(G)(4) provides that the development shall minimize the visual prominence of driveways and vehicle parking, with most of the same intended to be accessed using rear or side access corridors. Again as depicted in the attached plans, Applicant located the parking lot to the rear of the units to be accessed from the side street to minimize the visual prominence of the same.

- § 220-27(G)(5) requires the development to include substantial landscaping. In addition to the planned trees discussed above, as shown on the attached renderings, Applicant intends to create several landscape beds throughout the development with additional greenery, bushes, and shrubs.
 - § 220-27(G)(6) requires suitable measures of attractive design and landscaping for the enjoyment and privacy of residents and neighboring residents. As previously discussed in this Application, Applicant's design will meet these requirements.
 - § 220-27(G)(7) requires new common driveways to be constructed to accommodate two-way traffic and in no event be narrower than 10'. Applicant's proposed entrance to the common driveway is 22' wide. In addition, this section requires that a layout plan showing water lines and hydrant locations be submitted to the local fire protection personnel, which Applicant's land development consultants have provided to the Columbia Borough Fire Department.
 - § 220-27(G)(8) addresses constructing common driveways to minimize future repairs and expenses to the Borough. Applicant and Applicant's land development consultants are working with the Borough and its engineer to do the same, especially as it relates the Borough's intended South Ninth Street improvements.
- § 220-27(H)
- § 220-27(H)(1) requires that mailboxes be constructed in a manner that minimizes their visual impact; clusters are preferred over individual mailboxes. Applicant will construct a cluster mailbox that is easily and safely accessible from the parking lot and sidewalk.
 - § 220-27(H)(2) similarly provides that dumpsters shall be located to minimize their visual impact. As shown on the attached plans, Applicant will screen a dumpster corral in the rear of the Property.

EXHIBIT "A"- DEED

Prepared by and Return to:
Clymer Musser & Sarno PC
408 West Chestnut Street
Lancaster, PA 17603
File No. 23-1371

Parcel ID 110-98905-0-0000
750 South Ninth Street
Columbia, PA 17512

This Indenture, made the 29th day of March, 2023,

Between

COLUMBIA BOROUGH

(hereinafter called the Grantor), of the one part, and

VALLEY VIEW CAPITAL LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of SEVENTY THOUSAND AND 00/100 (\$70,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have hereby grant and convey unto the said Grantee, its heirs and assigns

ALL THOSE TWO CERTAIN lots of ground, situate in the Ninth Ward of the Borough of Columbia, County of Lancaster, and Commonwealth of Pennsylvania, described as follows:

Tract 1: ALL THAT CERTAIN triangular lot of ground, situate at the Northwest corner South Ninth Street and Alley X, in the Ninth Ward of the Borough of Columbia, County of Lancaster, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwest corner of South Ninth Street and Alley X and extending thence along the North line of said Alley, North eighty-six (86) degrees West fifty (50) feet to a point in the line of land now, or late of Jacob S. Buzzendore, et ux; thence extending along said land and land now or late of Martin T. Fisher, et ux., North sixty-nine (69) degrees eighteen (18) minutes East fifty-five (55) feet to the West line of South Ninth Street; thence extending along the same South four (4) degrees West twenty-three (23) feet to the place of BEGINNING.

Tract 2: ALL THAT CERTAIN lot of ground, situate at the Southwest corner of South Ninth Street and Alley X, in the Ninth Ward of the Borough of Columbia, County of Lancaster, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of South Ninth Street and Alley X, and extending thence along the West line of South Ninth Street South four (4) degrees West one hundred (100) feet to a point in line of land now or late of Harry Odenwalt et ux.; thence extending along the same North eighty-six (86) degrees West two hundred (200) feet to a point in the East line of a ten (10) feet wide private alley; thence

extending along the East line of said alley North four (4) degrees East one hundred (100) feet to a point in the South line of Alley X; thence extending along the South line of said alley South eighty-six (86) degrees East two hundred (200) feet to the place of BEGINNING.

BEING THE SAME PREMISES which Peggy A. Knoll & James G. McGinness, each a Trustee for the George M. McGinness Revocable Trust of 2007 & Peggy A. Knoll & James G. McGinness, each a Trustee for the Dorothy McGinness Revocable Trust of 2007 n/k/a The Revised Dorothy V. McGinness Revocable Trust of 2013, by Deed dated August 20, 2021, and recorded on August 20, 2021 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, by Instrument No. 6626232, granted and conveyed to Columbia Borough of Lancaster County, Pennsylvania.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

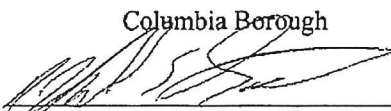
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that they, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against it, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Warrant and Forever Defend

In Witness Whereof, and intending to be legally bound hereby, Columbia Borough, party of the first part, have hereunto set their hands and seals. Dated the day and year first above written.

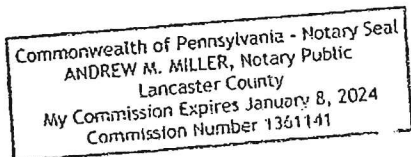
**Sealed and Delivered
in the Presence of Us**

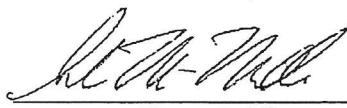
Columbia Borough
By: 
Mark Stivers, Borough Manager

Commonwealth of Pennsylvania
County of Lancaster

On this 29th of March, 2023, before me, the undersigned Notary Public, personally appeared MARK STIVERS, BOROUGH MANAGER, known to me (or satisfactorily proven) to be the authorized person(s) of COLUMBIA BOROUGH to execute the within instrument, and acknowledged that they affirmed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
1-8-24

The precise residence and the complete post office address of the above-named Grantee is: 216 Little Beaver Road Strasburg, PA 17579


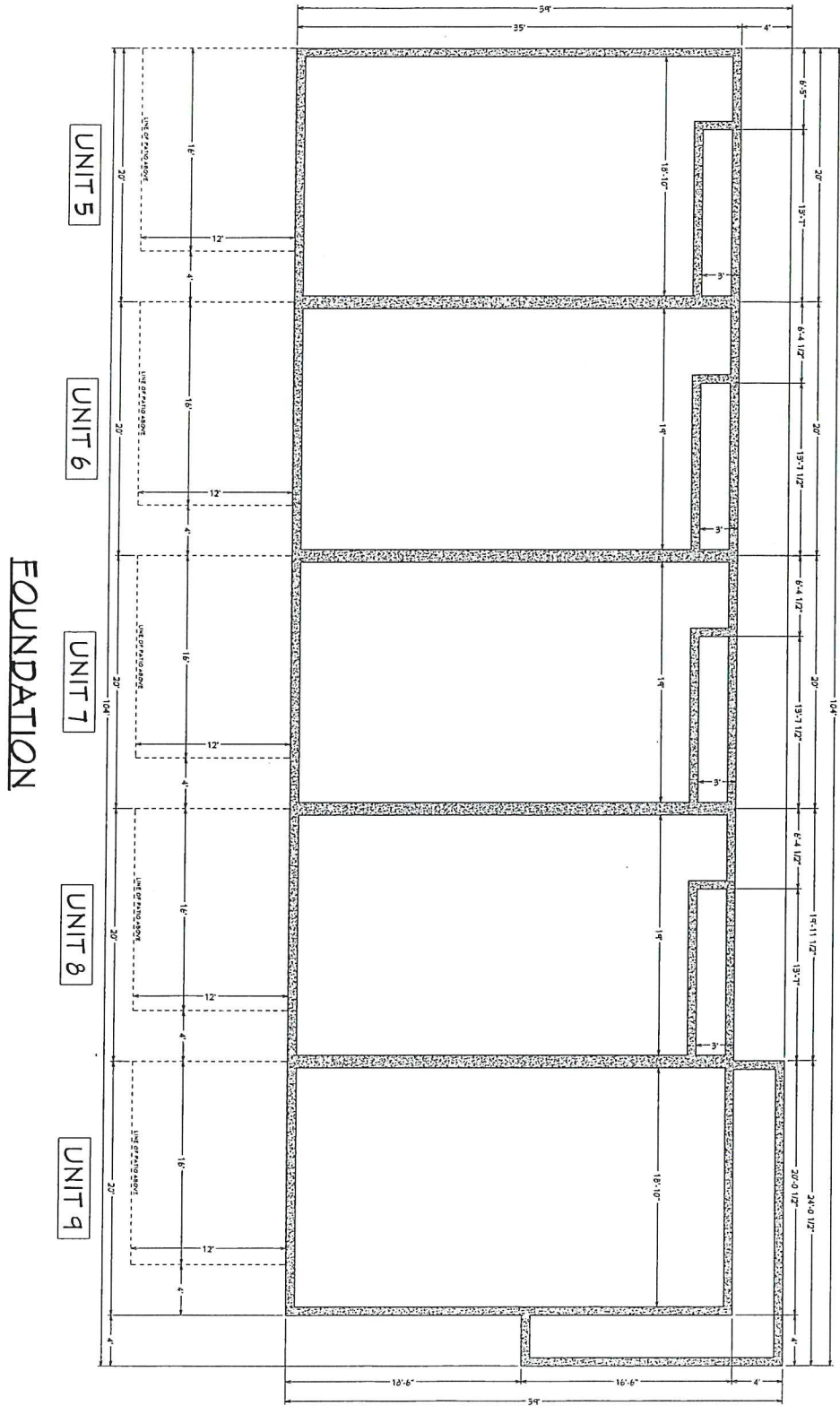

On behalf of the Grantee

EXHIBIT “B” – PLOT PLAN

EXHIBIT “C” – FLOOR PLANS AND
ELEVATIONS



FOUNDATION



UNIT 5

UNIT 6

UNIT 7

UNIT 8

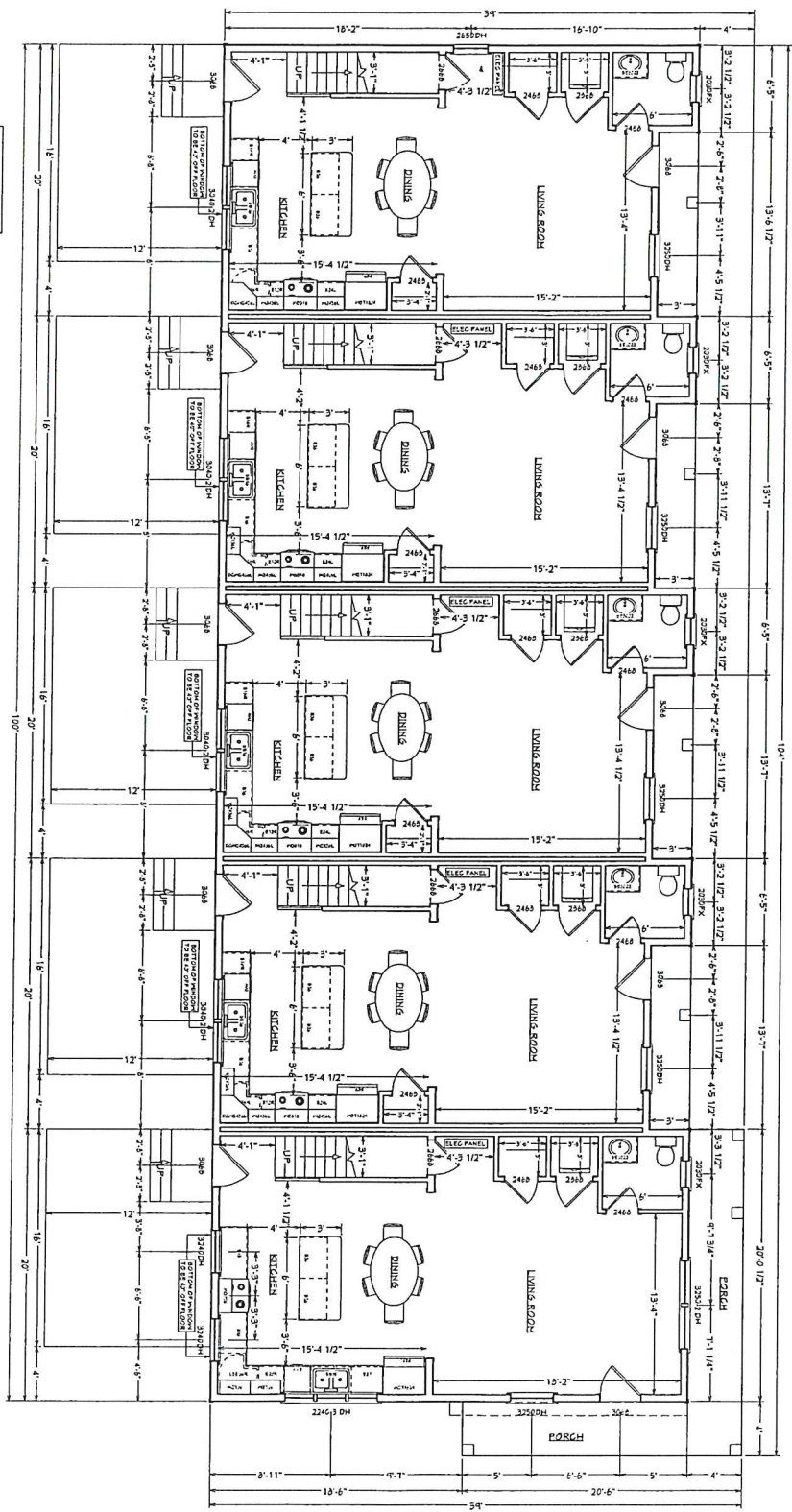
UNIT 9



PAGE #: 1	SCALE: 1/4" = 1'-0"	DATE REVISION: 4/30/2024	PROJECT: COLUMBIA TOWNHOUSES S. NINTH STREET - 5 UNIT BLOCK	BUILDER:  131 FOXSHIRE DRIVE, SUITE 100 LANCASTER, PA 17601 717-517-9994	DESIGNER: 
		PLAN: UNITS # 5 - 9	TO BE BUILT TO MEET 2018 IRC		

ALTHOUGH OUR PRINTS ARE PREPARED WITH THE GREATEST OF CARE AND ACCURACY ACTUAL MEASUREMENTS MAY VARY +/-

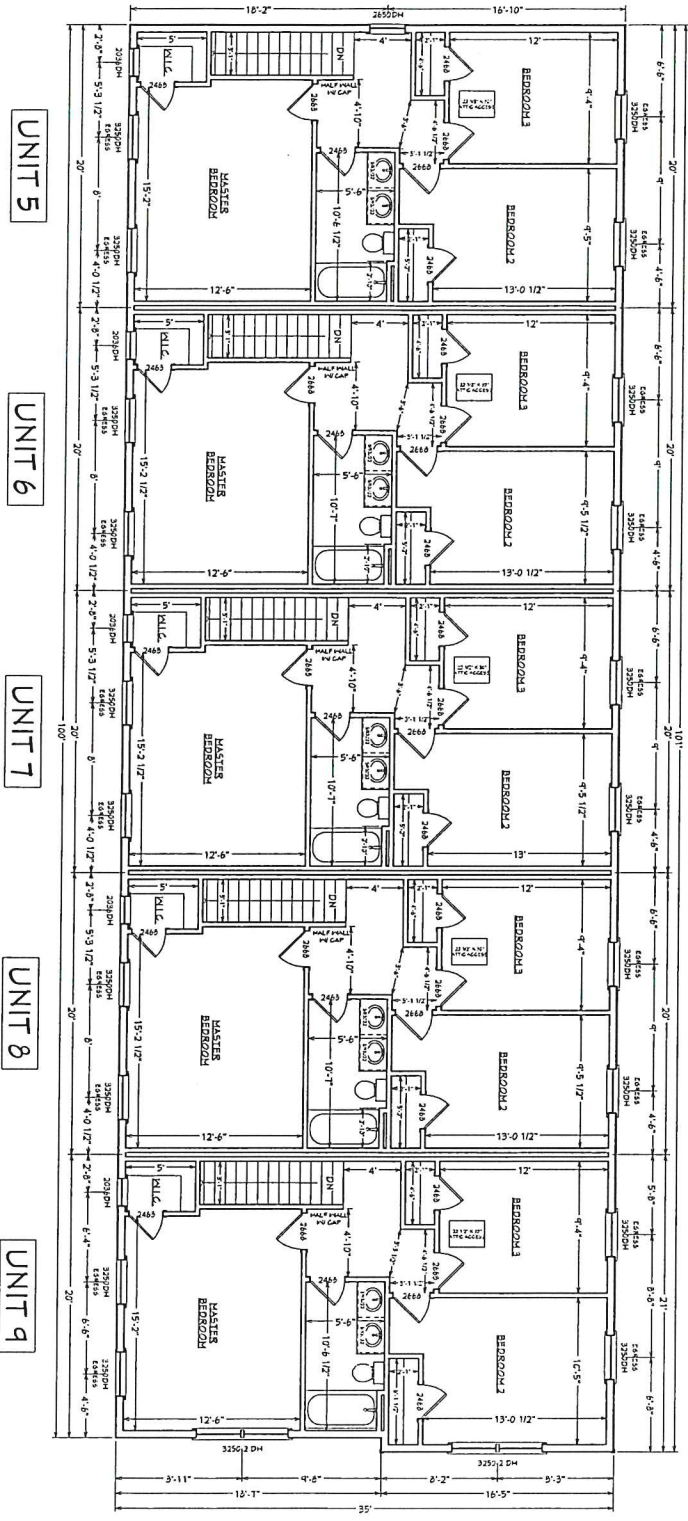
UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9

FIRST FLOOR



<p>PAGE #:</p> <p style="font-size: 2em;">2</p>	<p>SCALE:</p> <p>1/4" = 1'-0"</p>	<p>DATE REVISION:</p> <p>4/30/2024</p>	<p>PROJECT:</p> <p>COLUMBIA TOWNHOUSES</p> <p>5. NINTH STREET - 5 UNIT BLOCK</p> <p>PLAN:</p> <p>UNITS # 5 - 9</p>	<p>BUILDER:</p>  <p>131 FOXSHIRE DRIVE, SUITE 100 LANCASTER, PA 17601 717-517-9994</p>	<p>DESIGNER:</p> 
TO BE BUILT TO MEET 2018 IRC			ALTHOUGH OUR PRINTS ARE PREPARED WITH THE GREATEST OF CARE AND ACCURACY ACTUAL MEASUREMENTS MAY VARY +/-		

SECOND FLOOR



SCALE: 1/4" = 1'-0"

PAGE #: 3

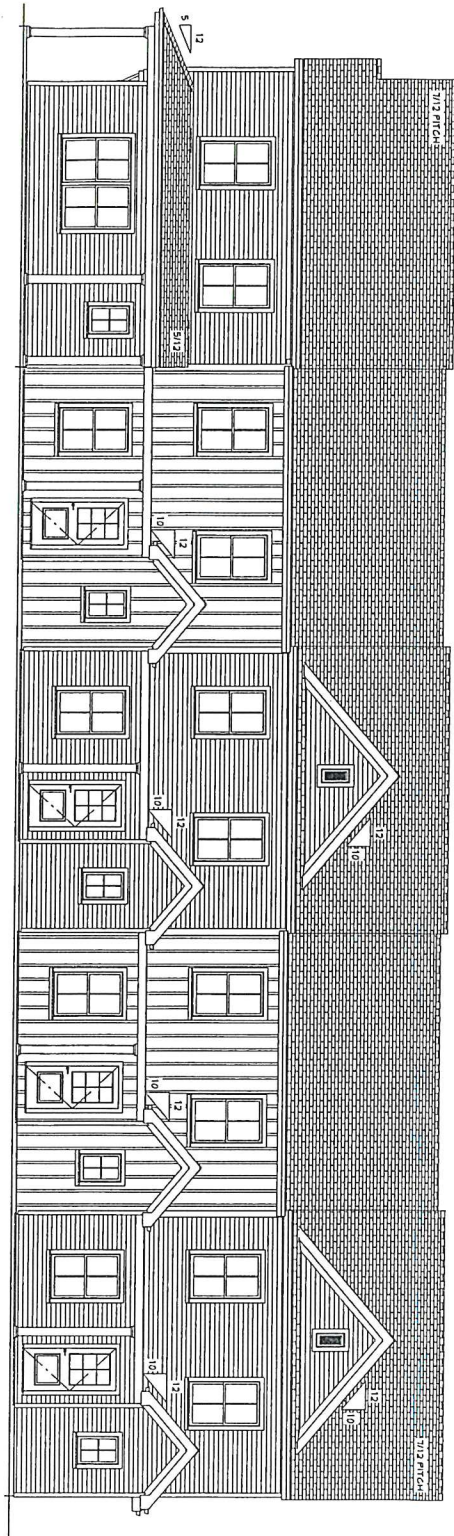
DATE REVISION: 4/30/2024

PROJECT: COLUMBIA TOWNHOUSES
S. NINTH STREET - 5 UNIT BLOCK

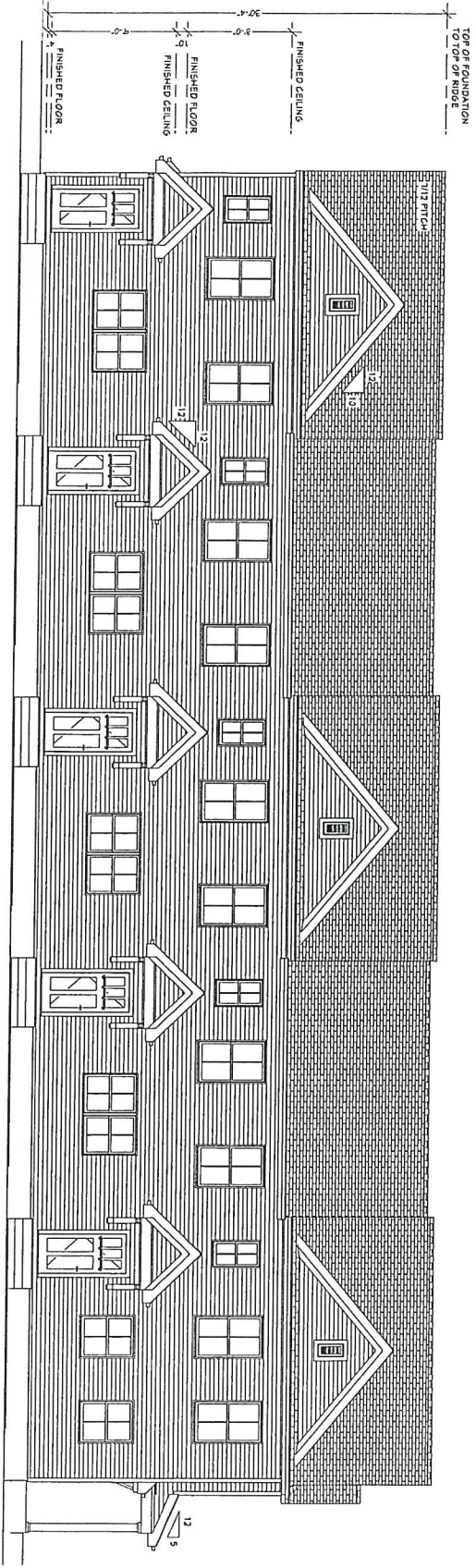
UNITS # 5 - 9

BUILDER: IRONSTONE HOMES, LLC
131 FOXSHIRE DRIVE, SUITE 100
LANCASTER, PA 17601
717-517-9994



DESIGNER: KINDREW HOME DESIGN

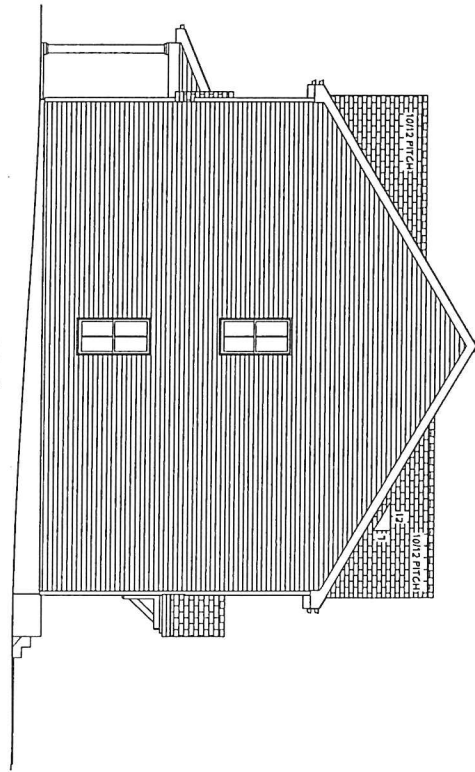
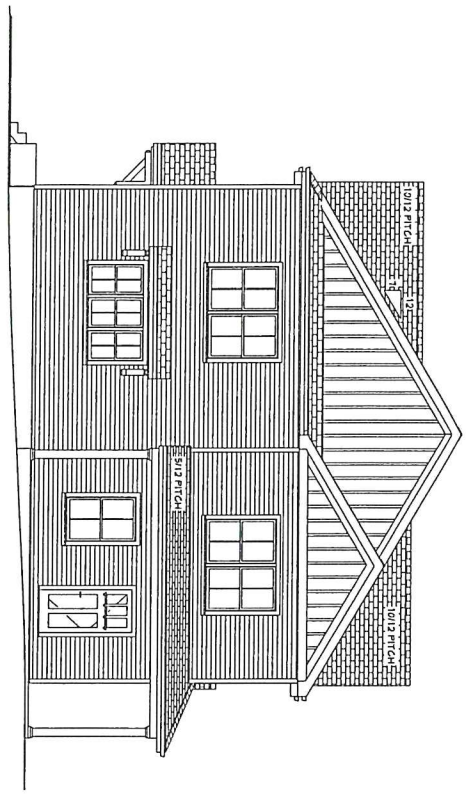




FRONT



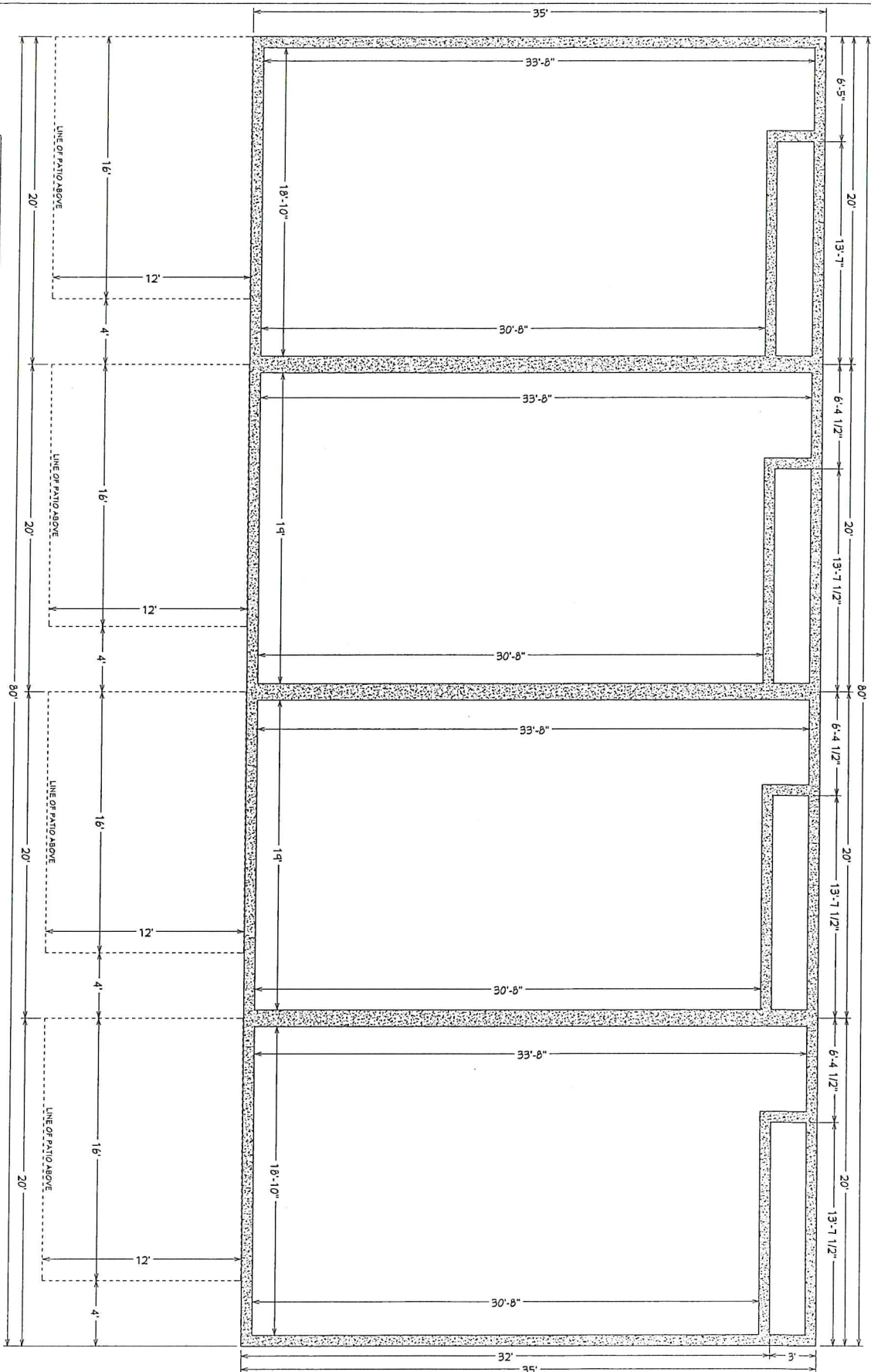
REAR

PAGE #: 4	SCALE: 1/4" = 1'-0"	DATE REVISION: 4/30/2024	PROJECT: COLUMBIA TOWNHOUSES S. NINTH STREET - 5 UNIT BLOCK	BUILDER:  IRONSTONE HOMES, LLC	DESIGNER:  K ANDREW HOME DESIGN
		PLAN: UNITS # 5 - 9	131 FOXSHIRE DRIVE, SUITE 100 LANCASTER, PA 17601 717-517-9994		
TO BE BUILT TO MEET 2018 IRC		ALTHOUGH OUR PRINTS ARE PREPARED WITH THE GREATEST OF CARE AND ACCURACY ACTUAL MEASUREMENTS MAY VARY +/-			



PAGE #: 5	SCALE: 1/4" = 1'-0"	DATE REVISED: 4/30/2024	PROJECT: COLUMBIA TOWNHOUSES S. NINTH STREET - 5 UNIT BLOCK	BUILDER:  IRONSTONE HOMES, LLC 131 FOXSHIRE DRIVE, SUITE 100 LANGASTER, PA 17601 717-517-9994	DESIGNER:  K ANDREW HOME DESIGN
		PLAN: UNITS # 5 - 9	TO BE BUILT TO MEET 2018 IRC		

ALTHOUGH OUR PRINTS ARE PREPARED WITH THE GREATEST OF CARE AND ACCURACY ACTUAL MEASUREMENTS MAY VARY +/-



UNIT 1

UNIT 2

UNIT 3

UNIT 4

FOUNDATION

PAGE #: 1

SCALE: 3/8" = 1'-0"

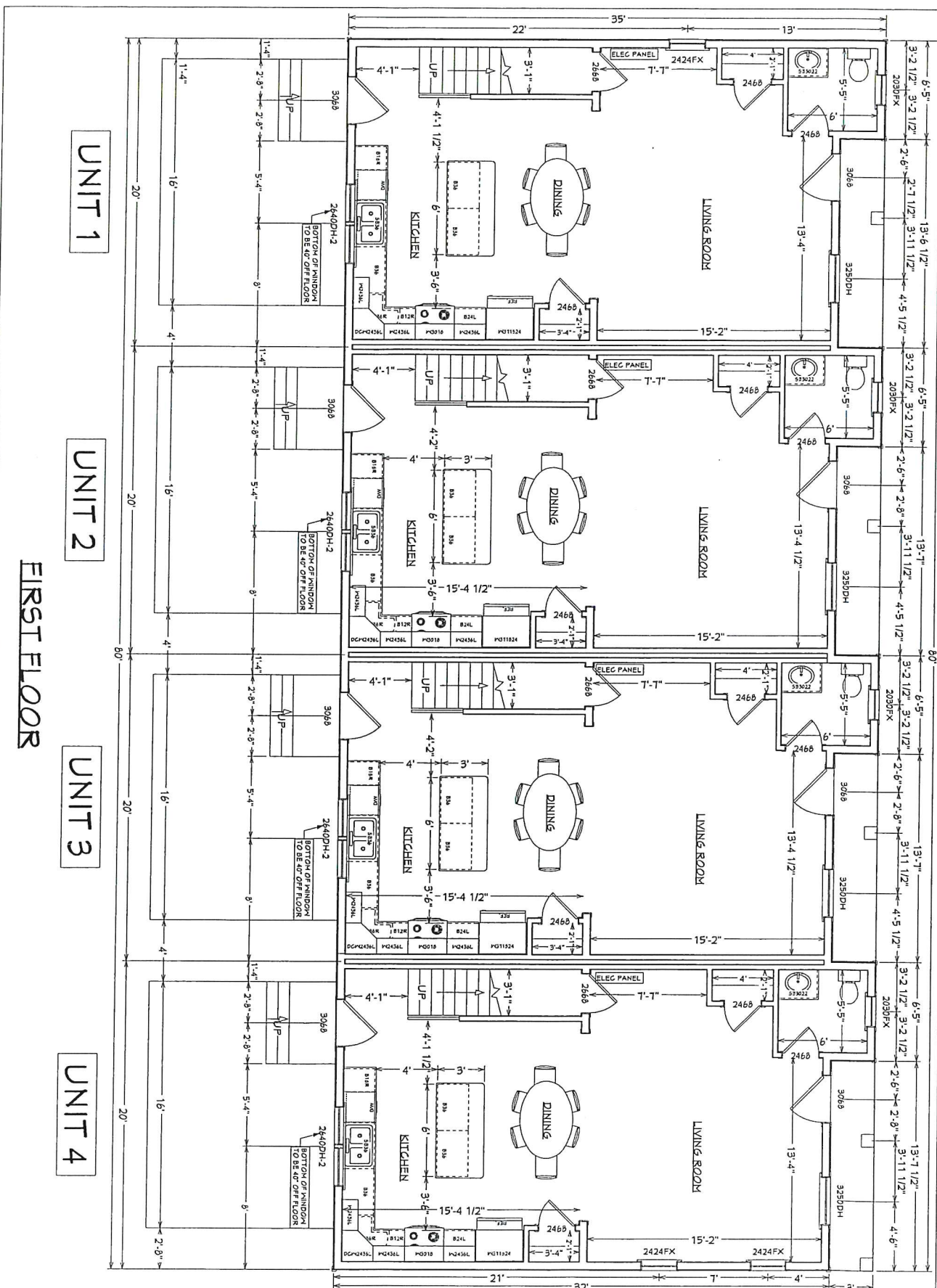
DATE REVISED: 4/30/2024

PROJECT: COLUMBIA TOWNHOUSES
S. NINTH STREET - 4 UNIT BLOCK

PLAN: UNITS # 1 - 4

BUILDER: IRONSTONE HOMES, LLC
131 FOXSHIRE DRIVE, SUITE 100
LANCASTER, PA 17601
717-517-9994

DESIGNER: K KREW HOME DESIGN



UNIT 1

UNIT 2

UNIT 3

UNIT 4

FIRST FLOOR

SCALE:
3/8" = 1'-0"

DATE REVISED:
4/30/2024

PROJECT:
COLUMBIA TOWNHOUSES
S. NINTH STREET - 4 UNIT BLOCK

PLAN:
UNITS # 1 - 4

BUILDER:
IRONSTONE HOMES, LLC
131 FOXSHIRE DRIVE, SUITE 100
LANGASTER, PA 17601
717-517-9994

DESIGNER:
KINDREW
HOME DESIGN

TO BE BUILT TO MEET 2018 IRC

ALTHOUGH OUR PRINTS ARE PREPARED WITH THE GREATEST OF CARE AND ACCURACY ACTUAL MEASUREMENTS MAY VARY +/-

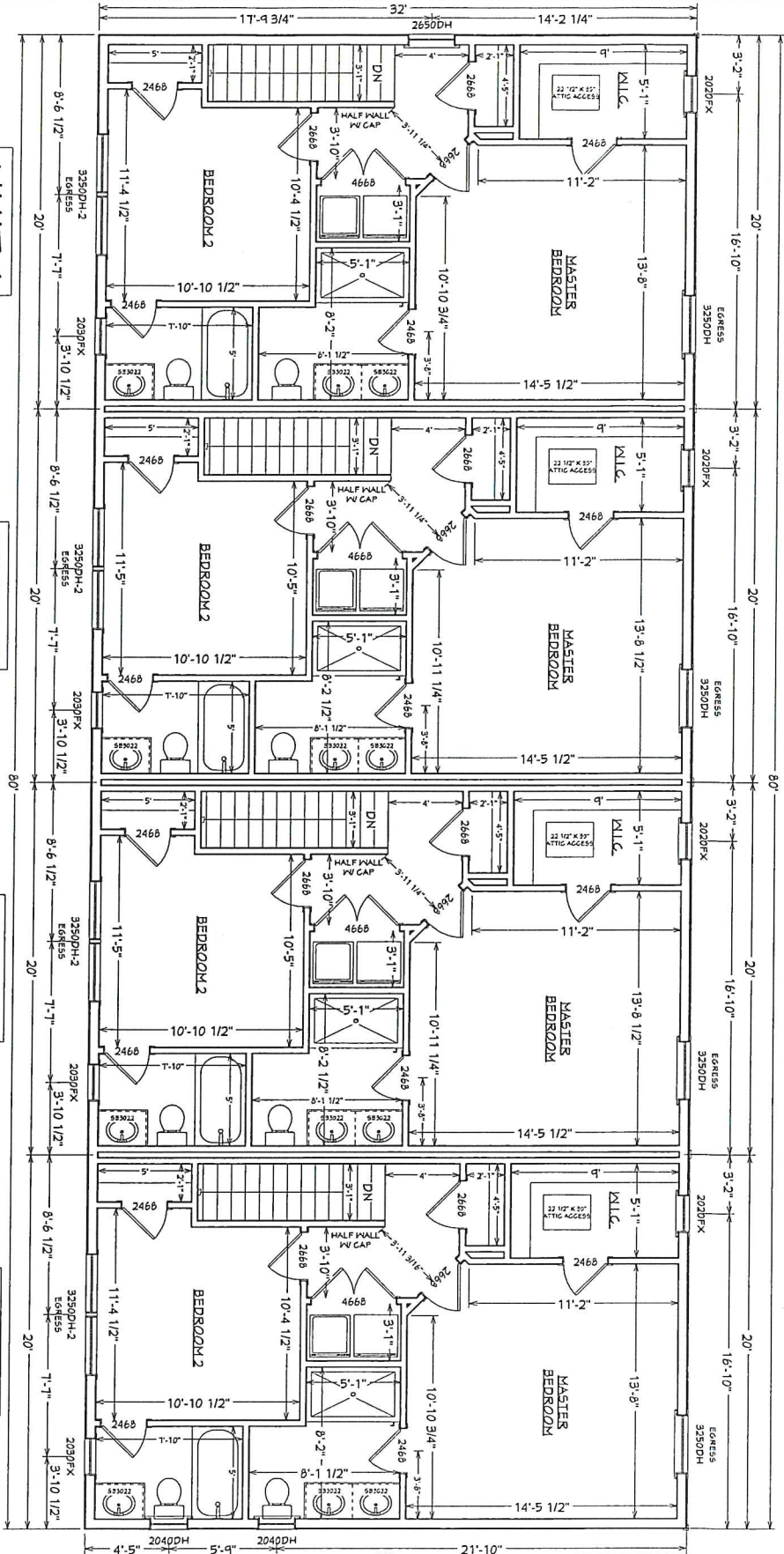
SECOND FLOOR

UNIT 1

UNIT 2


UNIT 3

UNIT 4




<p>3</p>	<p>PAGE #:</p>
	<p>3/8" = 1'-0"</p>
<p>SCALE:</p>	<p>4/30/2024</p>
<p>DATE REVISION:</p>	<p>PROJECT:</p>
<p>UNIT 1</p>	<p>COLUMBIA TOWNHOUSES</p>
<p>UNIT 2</p>	<p>S. NINTH STREET - 4 UNIT BLOCK</p>
<p>UNIT 3</p>	<p>PLANNED:</p>
<p>UNIT 4</p>	<p>UNITS # 1 - 4</p>

BUILDER:

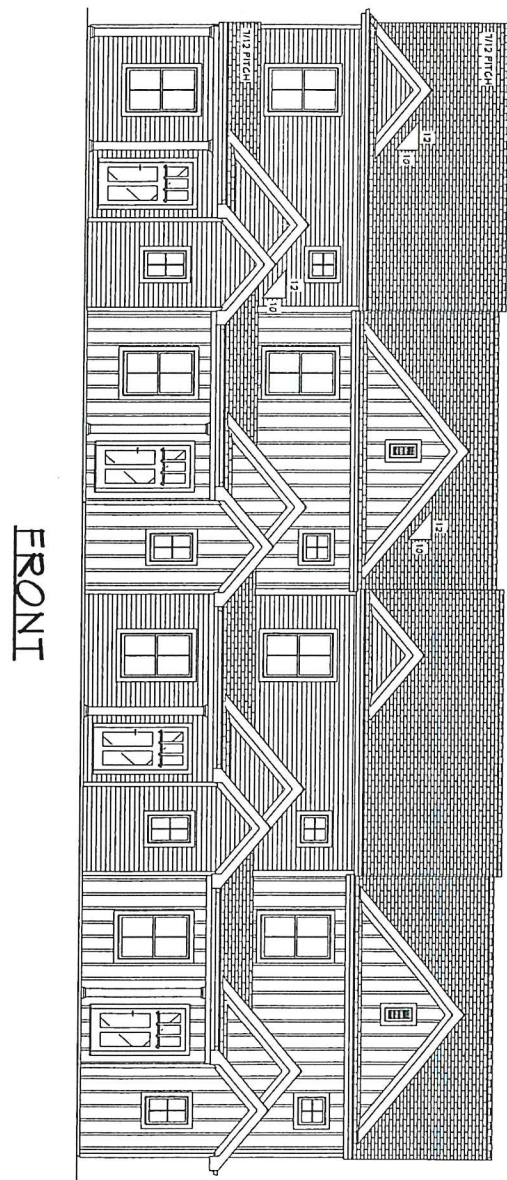
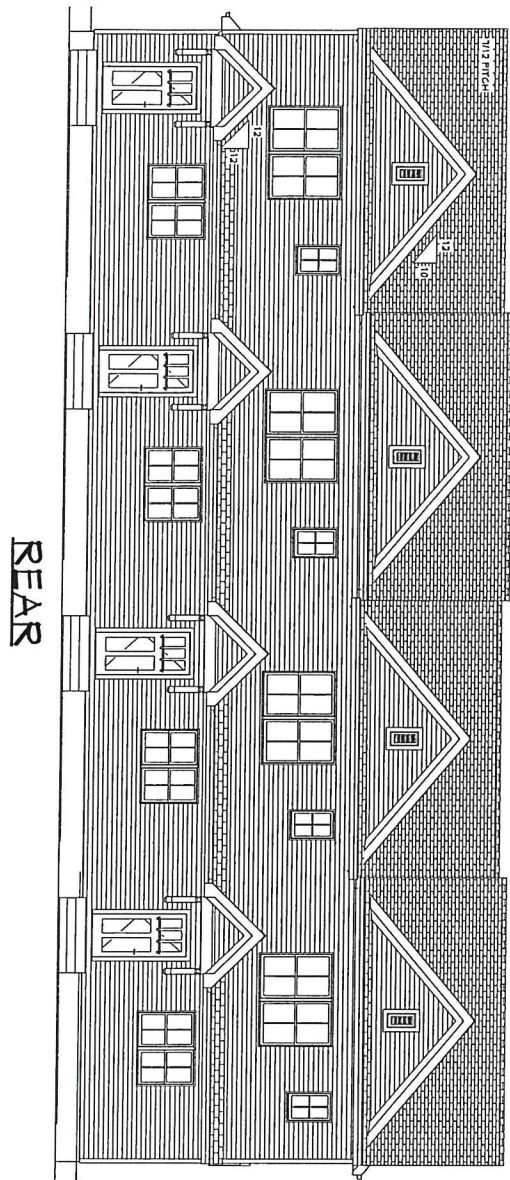


IRONSTONE HOMES, LLC
 131 FOXSHIRE DRIVE, SUITE 100
 LANCASTER, PA 17601
 717-517-9994

DESIGNER:



KINDREW
 HOME DESIGN



SCALE:
1/4" = 1'-0"

DATE REVISED:
4/30/2024

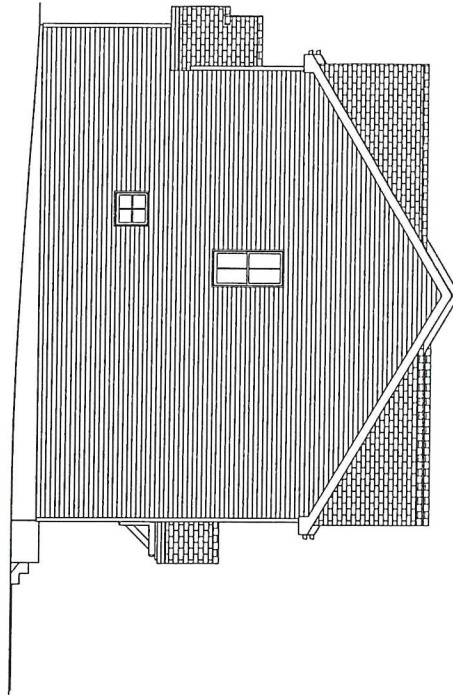
PROJECT:
COLUMBIA TOWNHOUSES
S. NINTH STREET - 4 UNIT BLOCK

PLAN:
UNITS # 1 - 4

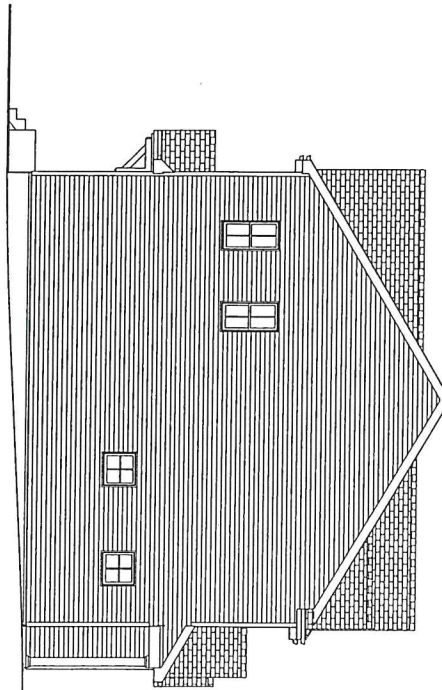
BUILDER:
IRONSTONE HOMES, LLC
131 FOXSHIRE DRIVE, SUITE 100
LANCASTER, PA 17601
717-517-9994

DESIGNER:
KINDREW
HOME DESIGN

LEFT



RIGHT



PAGE #:

5

SCALE:
1/4" = 1'-0"

DATE REVISD:

4/30/2024

PROJECT:

COLUMBIA TOWNHOUSES
S. NINTH STREET - 4 UNIT BLOCK

FLAN:

UNITS # 1 - 4

BUILDER:



IRONSTONE HOMES, LLC
131 FOXSHIRE DRIVE, SUITE 100
LANCASTER, PA 17601
717-517-9994

DESIGNER:



KINDREW
HOME DESIGN









EXHIBIT “D” – ADJOINING
PROPERTY OWNERS

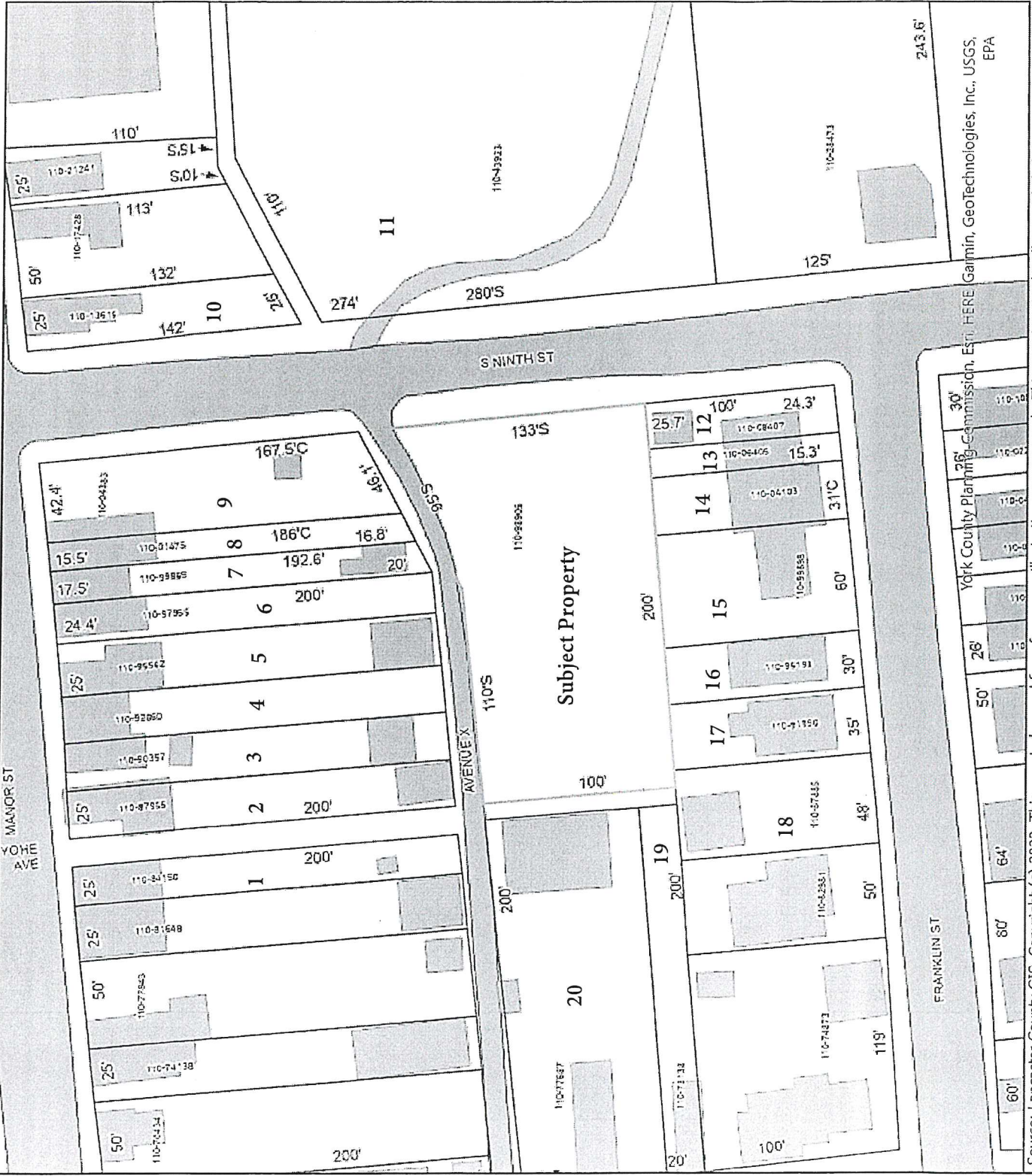
LanCo View Map



	Properties
	Municipalities
	Buildings
	US Route
	Federal Route
	Road Edge Outline
	Road Edge Fill
	Parking Lots
	Drives
	Railroads
	Streams
	Water Bodies
	Parks
	Boroughs and City
	Townships
	Index
	Intermediate
	10' Index Contours
	20' Contours
	Agricultural
	Forested



1 inch equals 94 feet
Scale: 1:1,128



Source: Lancaster County GIS, Copyright (c) 2022. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete disclaimer, see: <https://co.lancaster.pa.us/gisdisclaimer>

Schedule of Adjoining Property Owners

1. 626 Manor Street
Account # 1108415000000
Englert, Ralph J. & Barbara A.
626 Manor Street
Columbia, PA 17512
2. 628 Manor Street
Account # 1108795500000
Wagner, Sky
628 Manor Street
Columbia, PA 17512
3. 634 Manor Street
Account # 1109035700000
Harnish, Harry L., Jr. & Margaret A.
634 Manor Street
Columbia, PA 17512
4. 636 Manor Street
Account # 1109286000000
Sload, Angie L.
636 Manor Street
Columbia, PA 17512
5. 638 Manor Street
Account # 1109556200000
Schmitt, George L. & Sandra J.
638 Manor Street
Columbia, PA 17512
6. 642 Manor Street
Account # 1109796500000
Schmitt, George L. & Sandra J.
638 Manor Street
Columbia, PA 17512
7. 644 Manor Street
Account # 1109986900000
Burmar Real Estate LLC
RR 2 Box 118
Ephrata, PA 17522
8. 646 Manor Street
Account # 1100147500000
Fischer, Jesse S.
646 Manor Street
Columbia, PA 17512
9. 648 Manor Street
Account # 1100438300000
Studenroth, Theodore B. Jr. & Judith A.
518 S. 15th Street
Columbia, PA 17512
10. 700 Manor Street
Account # 1101361500000
Columbia Borough Fire Dpt.
726 Manor Street
PO Box 426
Columbia, PA 17512
11. 750 S. 9th Street
Account # 1104392300000
Columbia Borough
308 Locust Street
Columbia, PA 17512
12. 651 Franklin Street
Account # 1100840700000
Ramos, Israel Navarro
Cintron, Ileana Rosa
651 Franklin Street
Columbia, PA 17512
13. 649 Franklin Street
Account # 1100640500000
Mays, Ryan & John
649 Franklin Street
Columbia, PA 17512
14. 647 Franklin Street
Account # 1100410300000
Jones, Kenneth M. & Annemarie T.
647 Franklin Street
Columbia, PA 17512

15. 643 Franklin Street
Account # 1109969800000
Thompson, Benjamin E.
Whitlock, Alexandra M.
643 Franklin Street
Columbia, PA 17512

16. 641 Franklin Street
Account # 1109519300000
Mitzel, Mark K. & Diana Iris
641 Franklin Street
Columbia, PA 17512

17. 639 Franklin Street
Account # 1109199000000
Jaquez Ramirez, Adolfo
717 Ashbourne Avenue
Lancaster, PA 17601

18. 629 Franklin Street
Account # 1108788500000
Wood, Ronald J. & Linda L.
629 Franklin Street
Columbia, PA 17512

19. 741 Plane Street
Account # 1107813800000
Duke, Ambram O, III
Minnich, Cathy A.
741 Plane Street
Columbia, PA 17512

20. 731 Plane Street
Account # 1107768700000
Liz & Gabe Trucking LLC
626 S. 11th Street
Columbia, PA 17512

