



LEO S. LUTZ
Mayor

EVAN M. GABEL
Solicitor

HEATHER ZINK
Borough Council President

COLUMBIA BOROUGH COUNCIL – WORK SESSION

Paul W. Myers Council Chambers

September 3, 2024 – 7:00 PM

FINAL AGENDA

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

1. Call to Order and Roll Call
2. Invocation or Moment of Silence
3. Pledge to the Flag
4. Announcements of Executive and Information Session(s) August 27 at the conclusion of the regular meeting to discuss personnel issues related to replacing staff
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. Public Hearing
 - a. Discuss conditional use request for 750 S 9th St
9. Action Item:
 - a. Consider approval of the Conditional Use request for 750 S 9th St
10. Workshop items:
 - a. Electric Vehicle Charging Stations
 - b. Discuss possibility of issuing an RFP for a single waste hauler for the Borough
11. Borough Council Comments
 - a. Council Members
12. Next Meeting: At 7:00 PM on Tuesday, September 10, 2024, Council will hold a regularly scheduled meeting.
13. Announcements
14. Adjournment to executive session to discuss personnel matters related to replacing staff

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.





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)

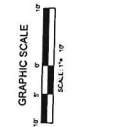
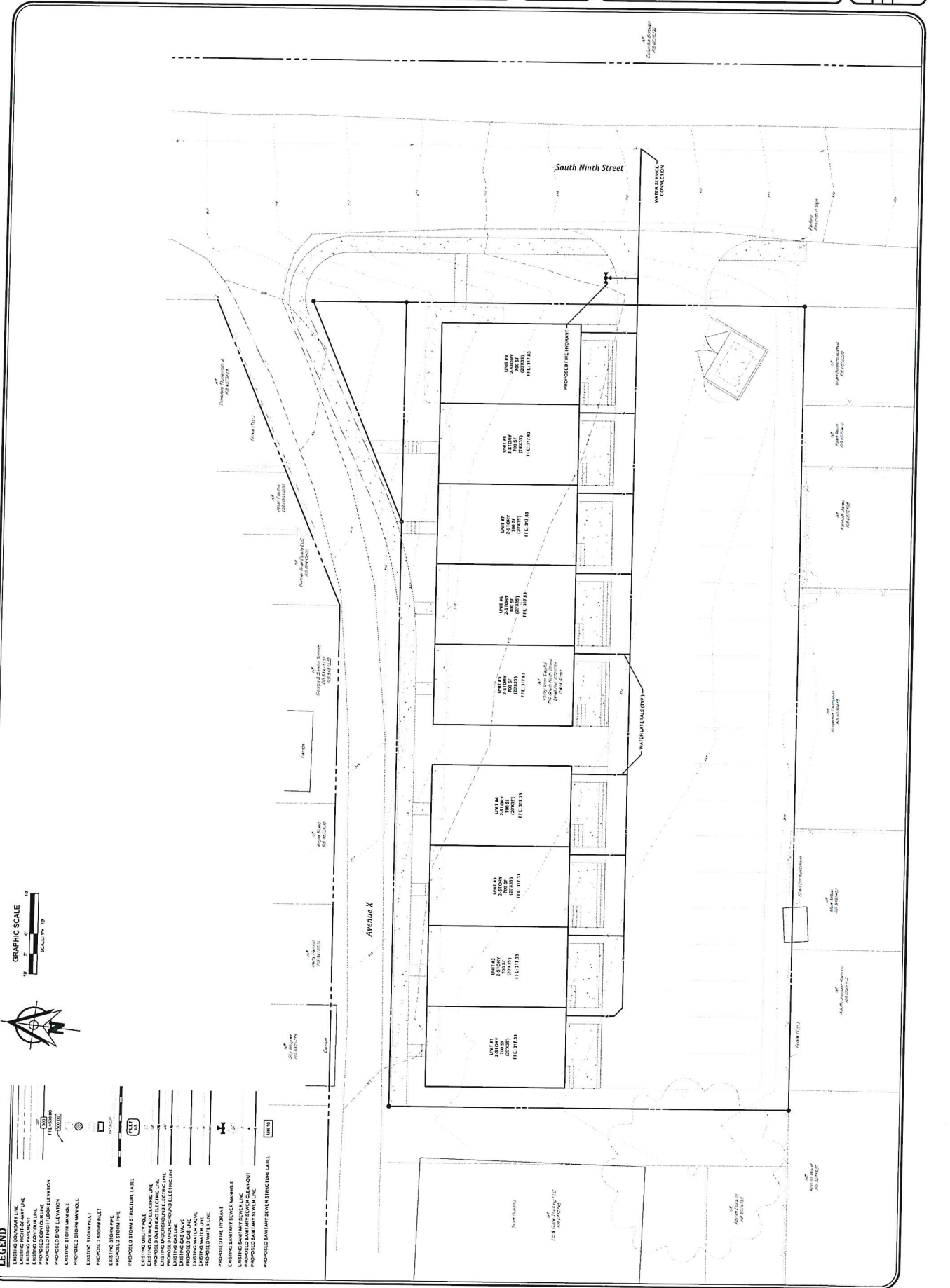
PROJECT NO.	24-0174-001
DATE	08/20/24
SCALE	1" = 10'
SHEET	FW 1.0

LANDWORKS
 CIVIL DESIGN LLC
 land development consultants
 1175 S. GREENBUSH AVE.
 SUITE 200
 YORK, PA 17403
 P: 717.833.1195
 www.landworksllc.com



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	08/20/24
SCALE	1" = 10'
SHEET	FW 1.0



LEGEND

(Symbol)	EXISTING SANITARY LINE
(Symbol)	EXISTING FIRE LINE
(Symbol)	EXISTING WATER LINE
(Symbol)	EXISTING CONDUIT LINE
(Symbol)	PROPOSED SANITARY MANHOLE
(Symbol)	PROPOSED FIRE MANHOLE
(Symbol)	PROPOSED WATER MANHOLE
(Symbol)	PROPOSED STORM MANHOLE
(Symbol)	PROPOSED STORM INLET
(Symbol)	PROPOSED STORM PILE
(Symbol)	PROPOSED STORM PIPE
(Symbol)	PROPOSED STORM FITTING (LINE LABEL)
(Symbol)	EXISTING SANITARY MANHOLE
(Symbol)	EXISTING FIRE MANHOLE
(Symbol)	EXISTING WATER MANHOLE
(Symbol)	EXISTING STORM MANHOLE
(Symbol)	PROPOSED SANITARY SEWER CLEANOUT
(Symbol)	PROPOSED SANITARY SEWER LINE
(Symbol)	PROPOSED SANITARY SEWER FITTING (LINE LABEL)

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@webuyhouseslanaster.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.

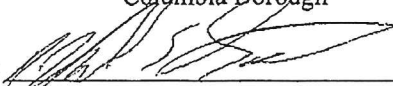
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use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

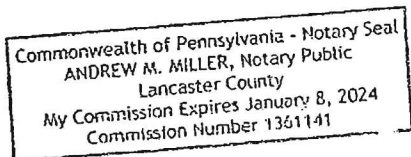
**Sealed and Delivered
in the Presence of Us**

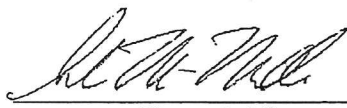
Columbia Borough
By: 
Mark Stivers, Borough Manager

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


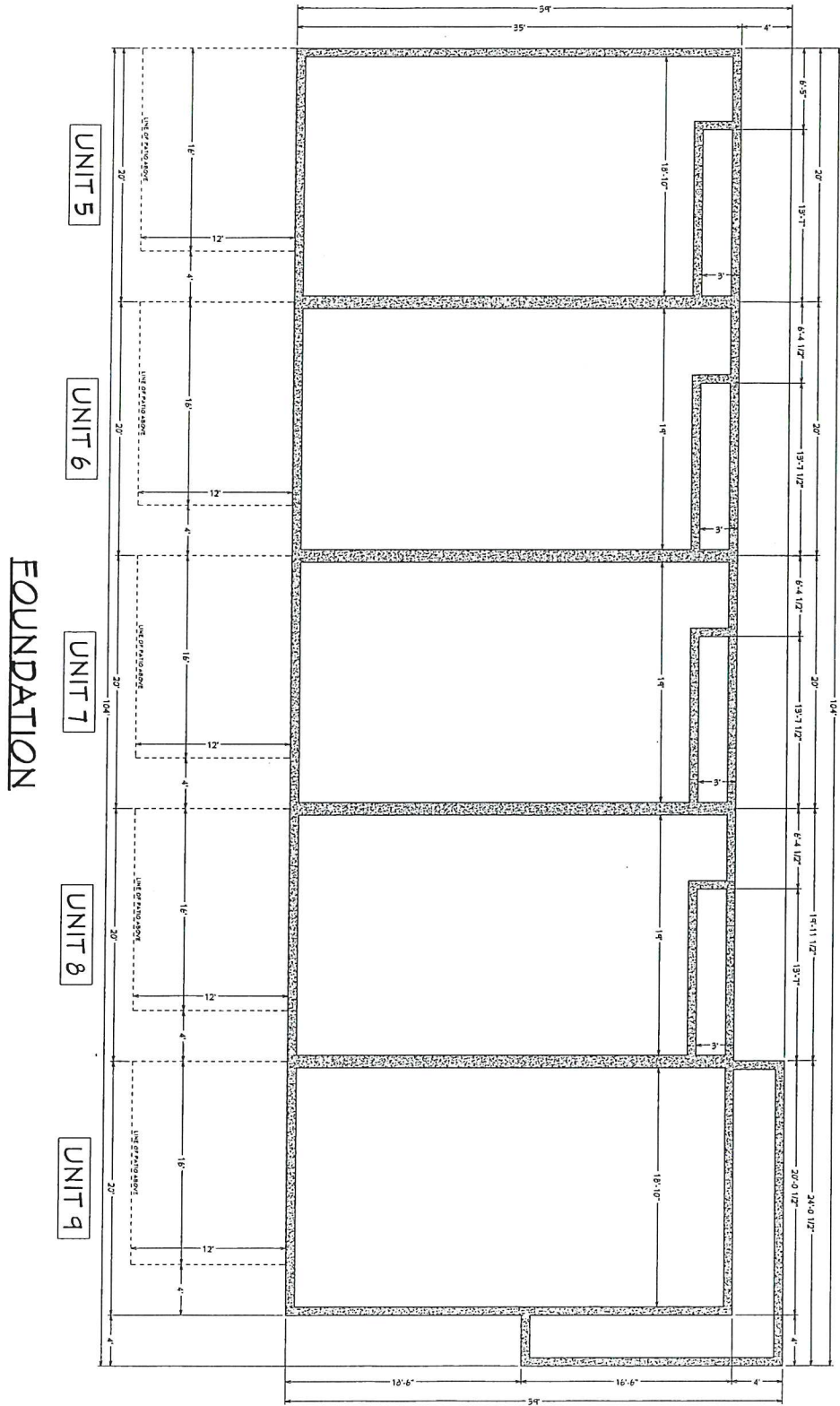

On behalf of the Grantee

EXHIBIT “B” – PLOT PLAN

EXHIBIT “C” – FLOOR PLANS AND
ELEVATIONS



FOUNDATION



UNIT 5

UNIT 6

UNIT 7

UNIT 8

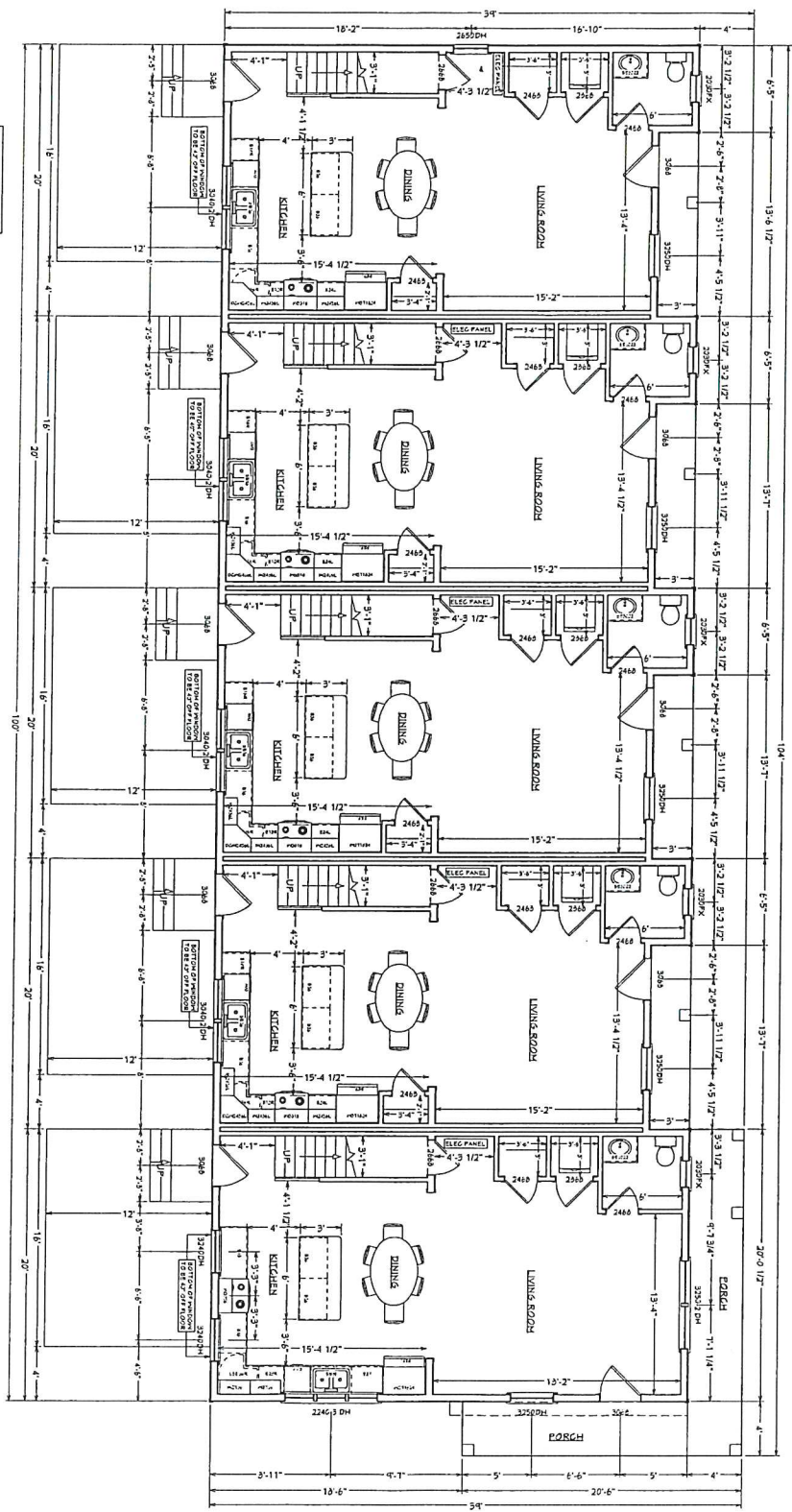
UNIT 9



PAGE #: 1	SCALE: 1/4" = 1'-0"	DATE REVISION: 4/30/2024	PROJECT: COLUMBIA TOWNHOUSES S. NINTH STREET - 5 UNIT BLOCK	BUILDER:  IRONSTONE HOMES, LLC 131 FOXSHIRE DRIVE, SUITE 100 LANCASTER, 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 +/-

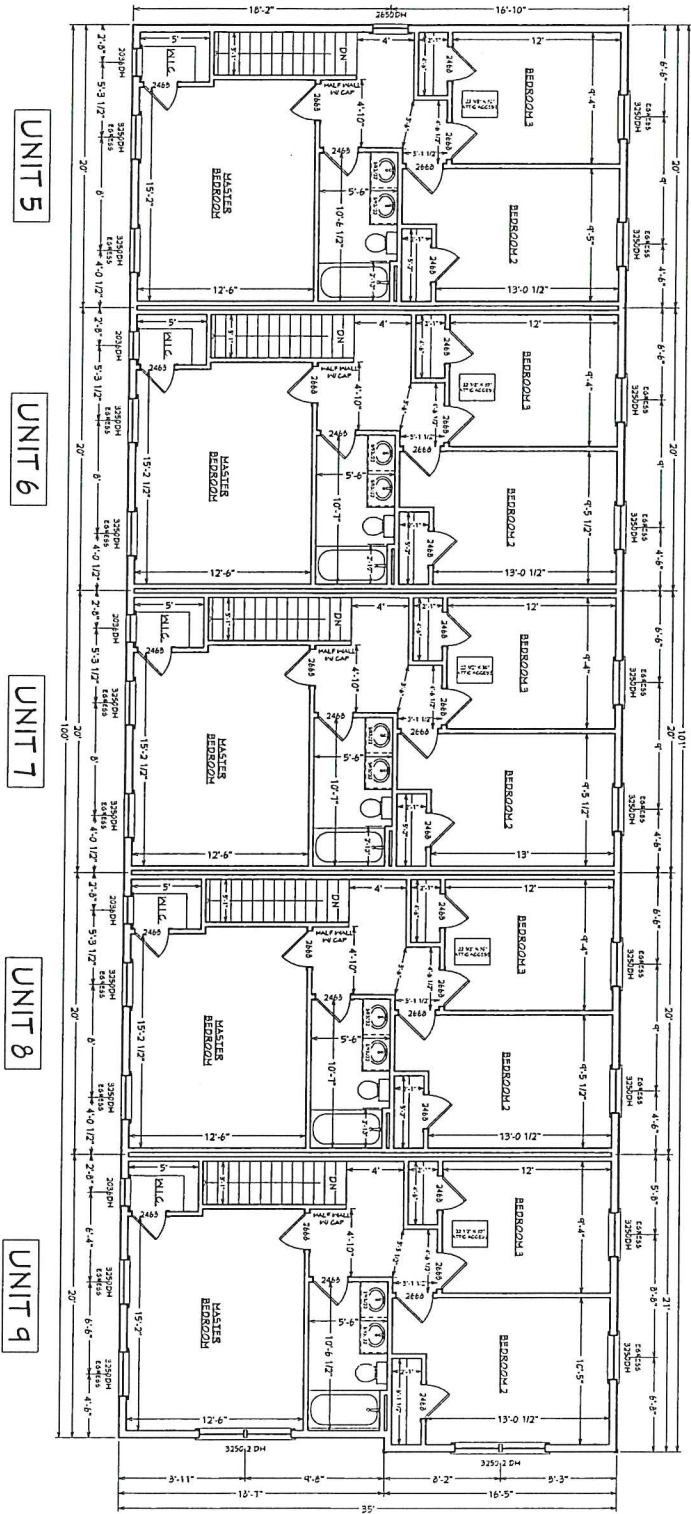
UNIT 5 UNIT 6 UNIT 7 UNIT 8 UNIT 9

FIRST FLOOR



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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



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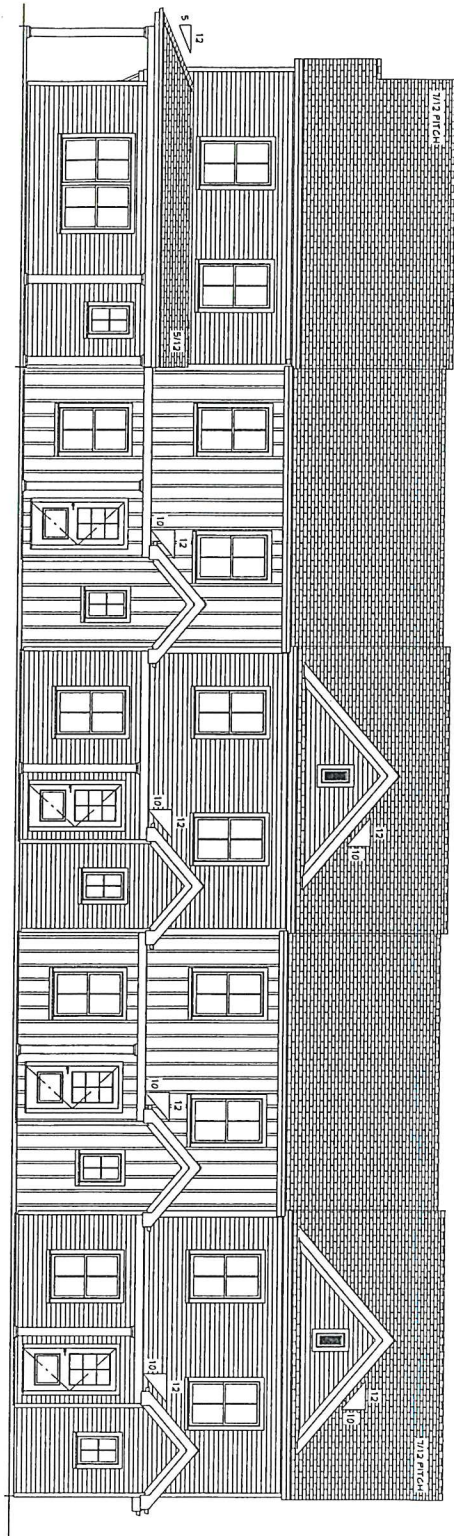
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PROJECT: COLUMBIA TOWNHOUSES
S. NINTH STREET - 5 UNIT BLOCK

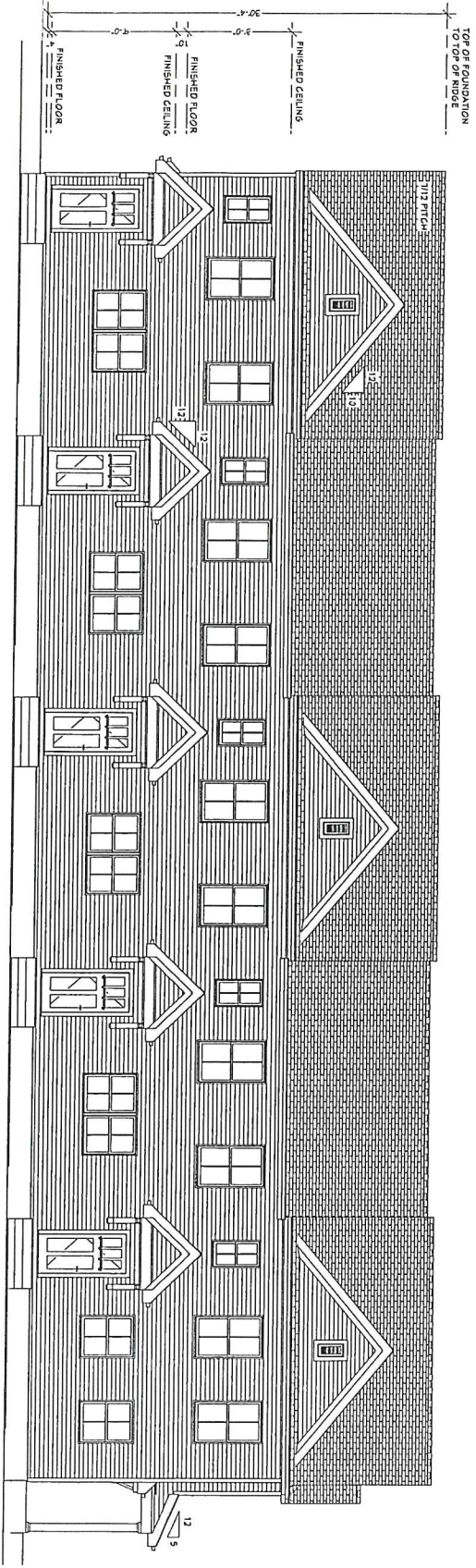
UNITS # 5 - 9

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



DESIGNER: KINDREW HOME DESIGN

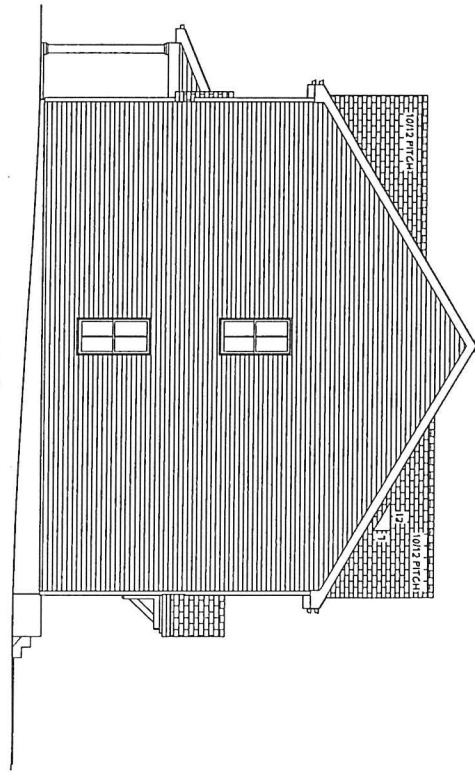
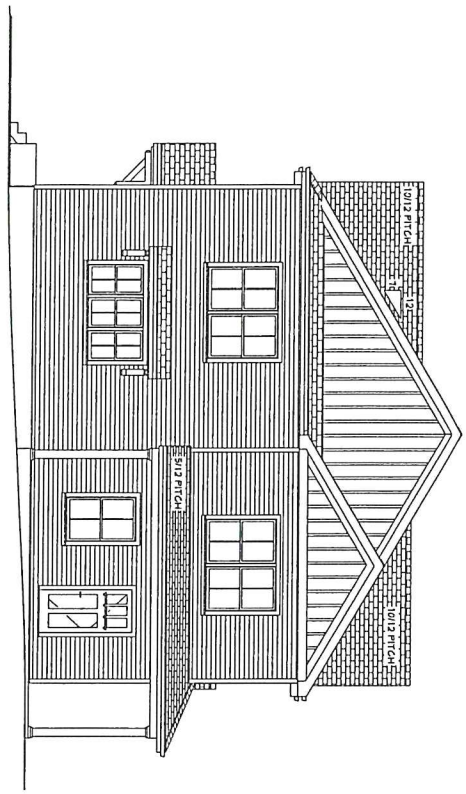




FRONT



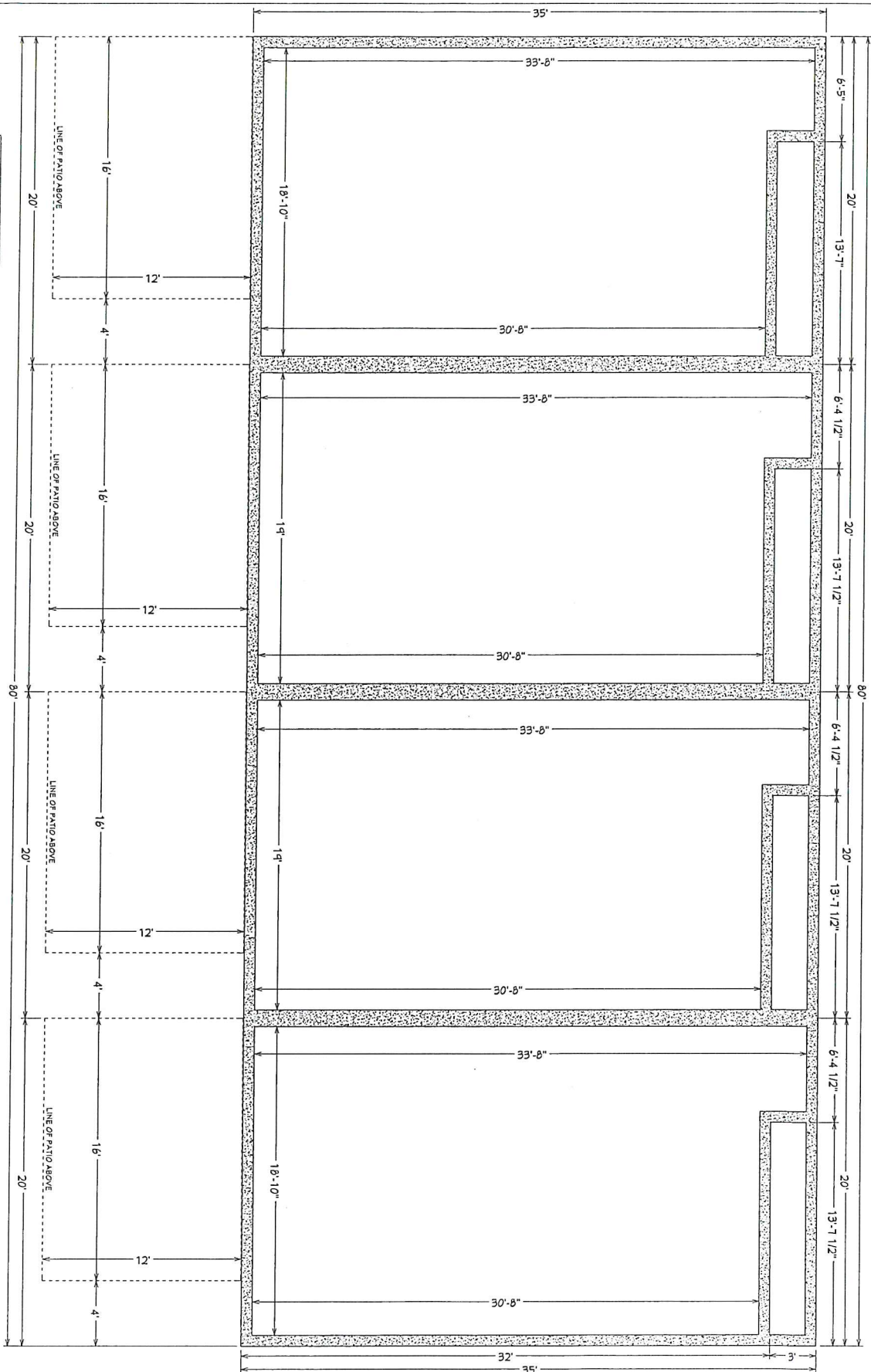
REAR



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		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 ±1.			

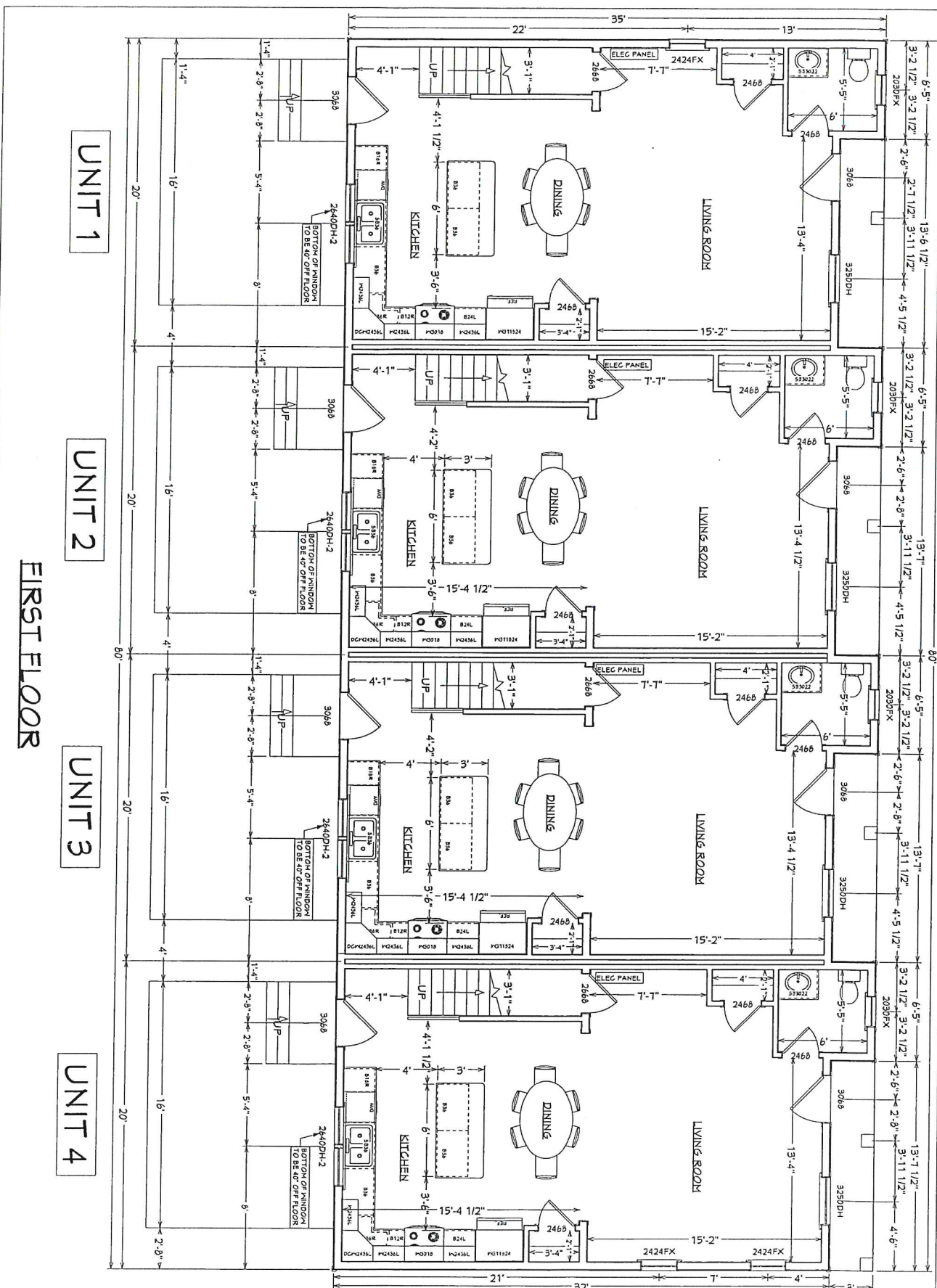


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		PLAN: UNITS # 5 - 9	TO BE BUILT TO MEET 2018 IRC		

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



SCALE: 3/8" = 1'-0"	PROJECT: COLUMBIA TOWNHOUSES S. NINTH STREET - 4 UNIT BLOCK	BUILDER:  IRONSTONE HOMES, LLC	DESIGNER:  K ANDREW HOME DESIGN
	DATE REVISED: 4/30/2024	PLAN: UNITS # 1 - 4	131 FOXSHIRE DRIVE, SUITE 100 LANCASTER, PA 17601 717-517-9994
PAGE #: 1	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

FIRST FLOOR

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

DATE REVISIONS:
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 +/-

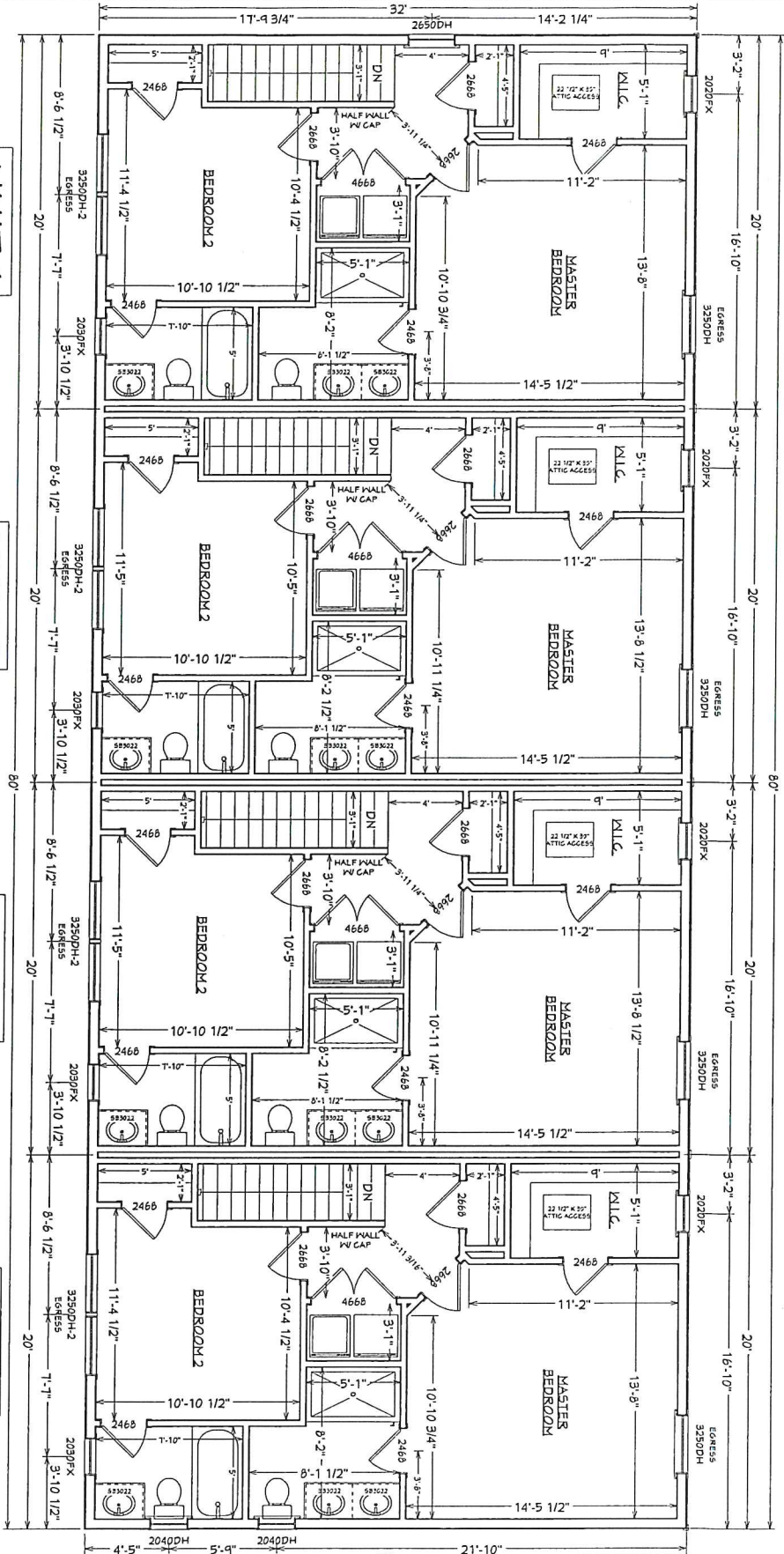
SECOND FLOOR

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:



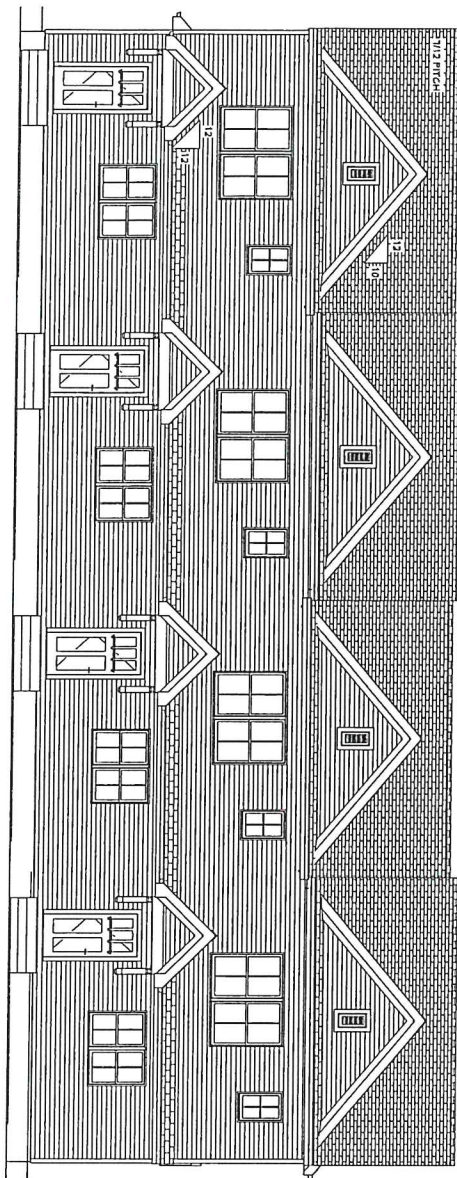
IRONSTONE HOMES, LLC
 131 FOXSHIRE DRIVE, SUITE 100
 LANCASTER, PA 17601
 717-517-9994

DESIGNER:

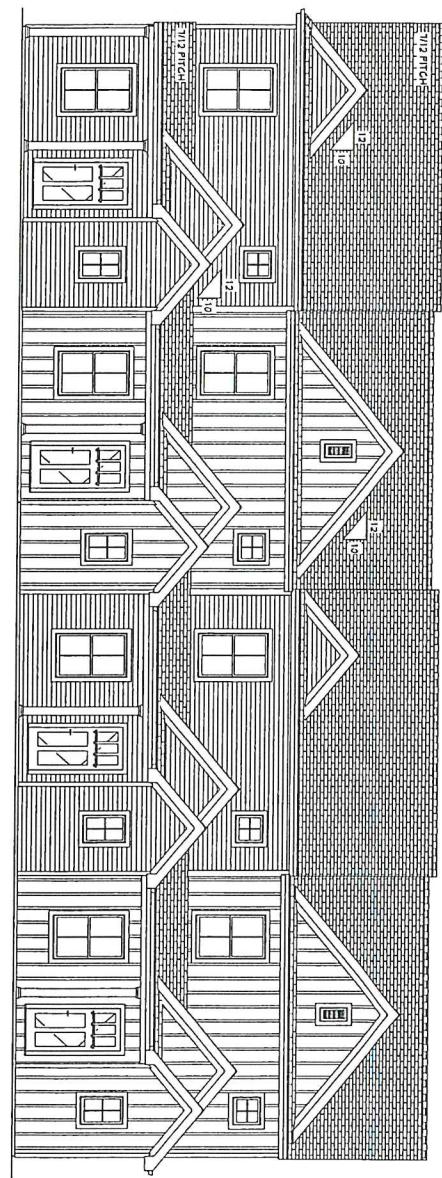


KINDREW
 HOME DESIGN

REAR



FRONT



PAGE #:

4

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

DATE REVISED:

4/30/2024

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

PLAN:

UNITS # 1 - 4

BUILDER:

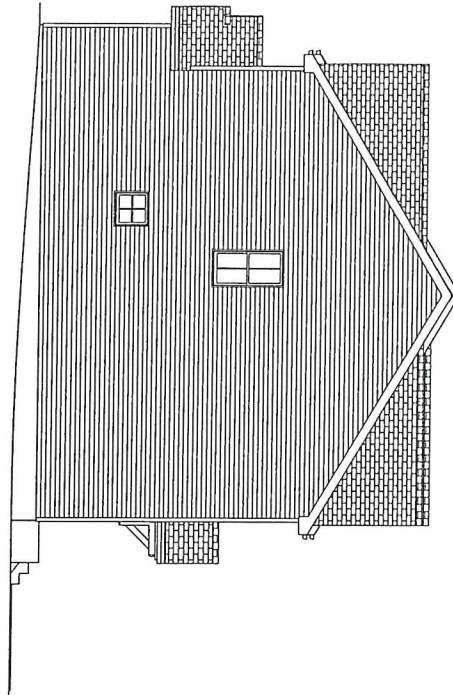


131 FOXSHIRE DRIVE, SUITE 100
LANCASTER, PA 17601
717-517-9994

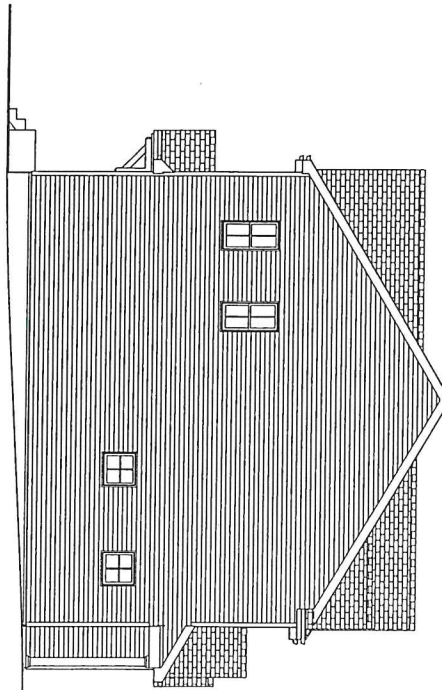
DESIGNER:



LEFT



RIGHT



PAGE #:

5

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

DATE REVISD:

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



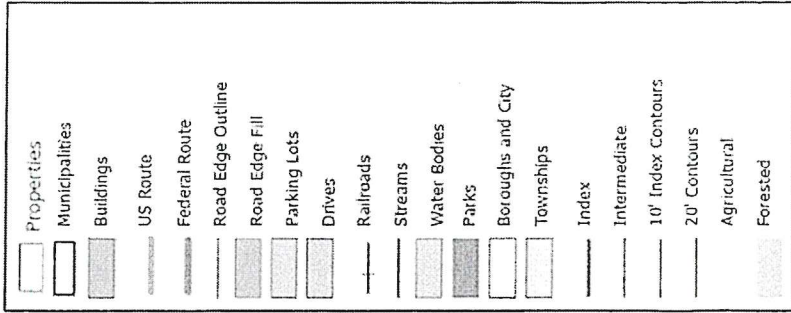






EXHIBIT “D” – ADJOINING
PROPERTY OWNERS

LanCo View Map



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



Source: Lancaster County GIS, Copyright (c) 2022. This map is to be used for reference or illustrative purposes only. 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

Three Models for Deploying EV Charging Infrastructure

Direct Ownership

In the Direct Ownership model, the private entity or municipal body takes full control of the EV charging infrastructure deployment. This means they commission, engineer, and procure all necessary equipment, software, and construction services themselves. Typically, they will hire a charging consultant to guide them through best practices and optimize the design and deployment of the infrastructure. By managing everything in-house, the entity retains full ownership and control over the charging stations, but also assumes the entirety of the capital expenditure and ongoing maintenance costs. This model is ideal for entities looking for full control and who have the resources to manage long-term investments in charging infrastructure.

Charging as a Service (CaaS)

Often referred to as a "turnkey" solution, the Charging as a Service (CaaS) model allows a third-party provider to collaborate with the private or municipal entity to design, install, and operate the EV charging infrastructure. Under this model, the host incurs little to no upfront costs, as the third-party provider assumes responsibility for the infrastructure development. Instead, the host pays a fixed monthly fee for the duration of the service contract. In most cases, the host retains control over pricing, policies, and all revenue generated by the charging stations. This model is highly attractive for entities seeking minimal upfront investment while maintaining operational control over the stations and receiving the benefits of revenue generation.

Revenue Share

The Revenue Share model involves a charging developer or Charge Point Operator (CPO) covering all upfront and recurring costs for engineering, procurement, installation, operation, and maintenance of the EV charging stations. In exchange, the site host provides a location for the charging stations and, in return, earns a predetermined percentage of the net charging revenue. While this model offers the site host a source of income without any capital investment, it does come with limitations—such as the lack of control over pricing and policies for the charging equipment. Due to the high financial risk and capital intensity for the developer or CPO, this model is less frequently offered and tends to be more selective in its application. It is, however, beneficial for hosts looking to monetize their property without bearing the financial and operational burden of the charging infrastructure.



TXLEV offers comprehensive electrification solutions, encompassing services such as charging site design and installation, assistance with grants and rebates, and the development of electrification strategies.

Recent Projects



Greentree Sportsplex- Pittsburgh Pa



- 100kW Autel MaxiCharger
- Dual Port CCS
- Integrated CC reader
- App-Free payments
- High traffic, urban, public DC fast charging

Best Western Blakeslee-Poconos, Pa



- (4) TurnOnGreen 7kW chargers
- App-Free Payments
- Open to hotel guests and general public

Aero Corporation (Avis/Budget)-Bridgewater, NJ



- 25kW Grizzl-E Kodiak DC charger
- Optimized for Fleet use
- Designed to provide fast charging without taxing existing on site infrastructure
- Future proof implementation allows for easy integration of additional chargers as business needs evolve.

Kelly Cadillac- Lancaster, Pa



- TurnOnGreen 60kW DCFC
- Dual port CCS
- App Free Payments
- TXLEV recently undertook service and maintenance of site

Quik Quality Car Wash-Harrisburg, Pa



- Grizzl-E 10kW Charger
- Dual Port unit
- Designed to aid in workflow operation of QQ's core business
- "Basic network" capabilities to keep operating costs low while providing critical functionalities

Tuscan Village- Salem, NH

- TurnOnGreen 120kW DCFC
- Dual Port CCS
- App Free Payments
- TXLEV recently undertook service and maintenance while performing functionality upgrades of site



L&L Electrical Solutions-Jurupa Valley, CA

- TXLEV 19.2kW Charger
- Single Port J1772
- Custom, high power AC charging for internal fleet use
- Support fleet electrification efforts



Contact

[Website](#)

[LinkedIn](#)

[Email](#)

717-383-9753



Municipal Hauler Contract Unit Fees and Cost To Residents

Municipality	2020 Unit Fee	2020 Annual Cost to Residents	2021 Unit Fee	2021 Annual Cost to Residents	2022 Unit fee	2022 Annual Cost to Residents	2023 Unit Fee	2023 Annual Cost to Residents	2024 Unit Fee	2024 Annual Cost to Residents
Christiana Borough	\$143.19		\$144.43		\$383.64	\$400.00	\$416.41	\$400.00	\$431.96	\$440.00
Earl Township	\$123.00		\$123.55	\$185.00	\$188.88	\$264.00	\$194.36	\$340.00	\$200.00	\$340.00
E Donegal Township	\$99.84	\$206.00	\$130.08	\$220.00	\$139.22	\$230.00	\$151.77	\$250.00	\$156.25	\$260.00
E Hempfield Township	\$100.20		\$117.36	\$218.00	\$125.22	\$236.00	\$136.70	\$276.00	\$141.24	\$268.00
E Petersburg Borough	\$123.48		\$124.91	\$238.00	\$132.74	\$258.00	\$194.84	\$278.00	\$202.15	\$292.00
Elizabethtown Borough	\$136.55	\$216.00	\$138.11		\$146.78	\$232.00	\$220.00	\$324.00	\$228.23	\$324.00
Ephrata Borough (Waste)	\$85.24		\$87.46	\$214.80	\$126.00	\$249.00	\$138.70	\$249.00	\$142.30	\$267.00
Ephrata Borough (Recycle)	\$34.34		\$35.24		\$73.44	\$129.00	\$81.53	\$129.00	\$83.33	\$150.00
Lancaster City	\$99.54	\$240.00	\$123.48	\$272.00	129.53	\$288.00	140.54	\$312.00	\$144.95	
Lancaster Township	\$112.56	\$245.00	\$112.09	\$245.00	\$172.80	\$320.00	\$189.71	\$320.00	\$194.87	\$320.00
Lititz Borough	\$115.44	\$220.00	\$116.72	\$220.00	\$124.25	\$220.00	\$197.88	\$368.00	\$205.31	\$368.00
Manheim Borough	\$126.00	\$220.00	\$127.51	\$224.00	\$135.54	\$228.00	\$238.68	\$348.00	\$247.62	\$378.00
Marietta Borough	\$128.40	\$228.00	\$129.82	\$228.00	\$138.20	\$236.00	\$152.13	\$260.00	\$199.51	\$336.00
Millersville Borough	\$105.80	\$240.00	\$131.40	\$240.00	\$138.72	\$260.00	\$151.04	\$260.00	\$183.00	\$340.00
Mount Joy Borough	\$122.80	\$262.00	\$124.27	\$262.00	\$131.88	\$282.00	\$209.88	\$342.00	\$217.83	\$357.00
Mount Joy Township	\$149.24	\$280.00	\$150.49	\$280.00	\$161.88	\$280.00	\$180.53	\$280.00	\$209.40	\$310.00
Mountville Borough	\$115.02	\$220.00	\$116.23		\$156.00	\$260.00	\$169.48	\$260.00	\$175.82	
New Holland Borough	\$88.83	\$195.00	\$90.07	\$195.00	\$179.28	\$280.00	193.98	\$285.00	\$201.16	\$280.00
Rapho Township	\$155.64	\$260.00	\$156.63	\$260.00	\$164.40	\$285.00	\$181.15	\$300.00	\$193.04	
Terre Hill Borough	\$101.01	\$240.00	\$136.56	\$258.00	\$146.28	\$276.00	\$159.72	\$300.00	\$168.78	
W Donegal Township	\$135.30	\$230.00	\$136.63	\$230.00	\$146.05	\$230.00	\$228.00	\$328.00	\$236.62	
W Earl Township	\$214.20	\$264.00	\$216.04	\$264.00	\$231.90	\$264.00	\$258.00	\$288.00	\$290.00	\$336.00
W Hempfield Township	\$159.00	\$290.00	\$159.00	\$290.00	\$171.00	\$290.00	\$177.84	\$290.00	\$184.80	\$285.00
W Lampeter Township	\$132.32		\$133.51	\$227.00	\$173.64	\$280.00	\$188.98	\$320.00	\$196.09	\$330.00
Average	\$126.39	\$238.59	\$133.11	\$238.54	\$165.97	\$272.91	\$197.91	\$309.00	\$210.19	\$260.04