

FEBRUARY 4, 2015
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Michael Weidinger with the pledge to the flag followed with a moment of silence on Wednesday, February 4, 2015 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMITTEE MEMBERS

Michael J. Weidinger, Chairman
Edward R. Saylor, Vice Chairman
Gary G. Hess, Secretary

Marilyn W. Sachs
Michael D. Walker

OTHERS PRESENT

T. A. Waltz, Millersville University
Geoff Beers, Student Lodging Inc.
John Gamaldi, 465 N. Duke Street, Millersville
Ron Frisbie, Millersville University
Thomas Godfrey, Dawood Engineering
Mark Myers, RAV
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes from January 7, 2015 were approved as corrected.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

Mr. Beers mentioned that Student Lodging, Inc. will be making a rezoning request to the planning commission for a 14 acre parcel of land currently zoned R-1 in order to construct additional student housing.

NEW BUSINESS

- a. **Preliminary/Final Plan Review for Millersville University's Gordinier Building Expansion Project**

Millersville University submitted a Final Land Development Plan for the Gordinier Hall Renovation project. The project proposes to renovate areas of the existing dining facility to improve operations and construct an addition to provide space for ±200 seats. With the completion of the Student Housing replacement project, a greater number of students will be housed on the south end of campus around the South Quad and the expansion of Gordinier Hall is intended to accommodate this redistribution of students. The plan includes three modification

FEBRUARY 4, 2015
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

(waiver) requests.

The applicant is requesting to waive the Preliminary Plan requirement since the project is not intended to be a phased construction project. A preliminary plan would not provide additional necessary information. The project is intended to be constructed and completed by the fall 2016 to coincide with the completion of adjacent housing replacement project.

A Sachs/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to waive the Preliminary Plan requirement since the project is not intended to be a phased construction project passed unanimously.

The applicant is requesting to waive the requirement that financial security be posted for the required and public proposed improvements. All improvements will be owned and maintained by Millersville University.

A Walker/Saylor motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to waive the requirement that financial security be posted for the proposed improvements passed unanimously.

The applicant is requesting to waive the requirement that all property line markers for the tract must be set. Applicant has located only the markers for the boundary corners along the southern edge of the tract to establish the positioning of the tract and these markers have been indicated on the Property Map.

A Saylor/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to waive the requirement that all property line markers for the tract be set passed unanimously.

The Borough Engineer pointed out that Sheet C-301 of the plan appears to show the building addition roof drain connecting into the storm sewer. Unless specifically approved by the Borough in light of circumstances unique to the site, roof drains shall not be connected to streets, sanitary or storm sewers or to roadside ditches, but instead shall discharge to infiltration areas of vegetative BMPs per Section 301-31.R of the Millersville Borough Stormwater Management Ordinance.

A Sachs/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to waive Section 315-31.R of the Millersville Borough Stormwater Management Ordinance passed unanimously.

A Saylor/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council acceptance of the proposed Preliminary/Final plan for Millersville University's Gordinier Building Expansion Project contingent that mid-block crosswalk be removed and the crosswalk at the turn be explored by Millersville University and accepted by the Borough Engineer in addition to the Borough Engineer's recommendations as stated in correspondence dated February 2, 2015 passed unanimously.

OLD BUSINESS

None.

BOROUGH MANAGER

FEBRUARY 4, 2015
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

Mr. Arnold reminded the planning members that Consultant Interviews will be conducted at the March meeting.

ADJOURNMENT

The meeting was adjourned at 8:07 PM.

Respectfully submitted,

Gary G. Hess,
Secretary

EJA/lg