

OCTOBER 7, 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, October 7, 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

Steven DiGiuseppe, Millersville University
David Aichele, Borough Council
Steve Strock, Millersville University
Tim Huber, Millersville University
Sarah Rider, Barley Snyder, Manor Builders
Michael C. Kirkham, Borough Council
Brad Stewart, Lancaster County Planning Commission
Mike Leichter, Penn Manor School District
Kip Van Blarcomm, Lancaster County Planning Commission
Elaine Jones, Lancaster Newspapers
Dick Moriarty, Mayor
John Hershey, RGS Associates
John Gamaldi, Duke St.
Ray Huber, 321 Manor Avenue, Millersville, IMMERSE
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes from September 2, 2015 were approved as printed.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

- a. **Review of Sketch Plan for Millersville University Welcome Center (East**

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James Street)

Millersville University proposes a new administration building on the south side of James Street at the site of the former Hull Hall. A portion of the net-zero (carbon footprint) building will utilize a green roof. The project will involve approximately two acres of earth disturbance.

The Borough Engineer notes: 1) the anticipated number of employees at the facility and provisions for parking in compliance with Chapters 380 (Zoning) and 325 (SALDO) should be discussed with the Borough, 2) it is noted that the development will require a Preliminary Land Development Plan or approval of a modification of 325-8 by the Borough, 3) the timing of the curb and sidewalk improvements proposed under this project should be coordinated with the James Street repair project, is possible, 4) the site lighting design, including the specialty LED light features proposed at the front of the building and any James Street lights, will be subject to review and approval by the Borough and 5) additional landscape tree and shrub plantings are encouraged at the facility.

A Saylor/Sachs motion that the Millersville Borough Planning Commission recommend that the Millersville Borough Council not waive the preliminary plan requirement for this project passed unanimously.

b. Comment on Zoning Hearing to Expand Home Occupation at 2001 Wabank Road

The applicant wishes to operate a full-time dog grooming business from the residence at 2001 Wabank Road. The property is located in the R1 Residential District of the Borough.

The planning commission members would like to see a parking sketch for the property and also to recommend no overnight boarding of dogs.

c. Downtown Business District Consultant (RGS) – Final Discussions

The final version of the Downtown Business District was presented to planning members for review and discussion. Mr. Leichliter, Penn Manor School District Superintendent representing the School Board for Penn Manor School District, presented a Resolution regarding the Millersville Borough Downtown Business District planned for the neighborhood surrounding Eshleman Elementary School...the Board is committed to providing a safe and walkable community for children attending Eshleman Elementary School and the Board has demonstrated a commitment to its principles by including restrictions in the Agreement of Sale of its Millersville Borough property at Comet Field in 2013 and strongly recommends that the Millersville Borough Planning Commission and the Millersville Borough Council adopt restrictions for the Downtown Business District similar to those stipulated by the School Board for Millersville Commons (Comet Field).

d. Consider Support for Downtown Business District Zoning Changes

A Sachs/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council adoption of an Ordinance to include a Downtown Business District Overlay amending the Zoning Ordinance passed unanimously.

OLD BUSINESS

None.

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BOROUGH MANAGER

Mr. Arnold explained that a walkability study was conducted in the Borough. The area taken into consideration was W. Frederick Street to S. Duke Street to Crossland Pass to Shenks Lane back to W. Frederick Street. The Borough received a score of 26 out of a possible 30 points.

ADJOURNMENT

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Gary G. Hess,
Secretary

EJA/lg