

DECEMBER 2, 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, December 2, 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

Eric G. Pettis
Michael D. Walker

OTHERS PRESENT

Brad Stewart, Lancaster County Planning Commission
Steve Strock, Millersville University
Jim Hocker, Derck & Edson, Millersville University
Rob Visniski, RAV, Borough Engineer
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes from October 7, 2015 were approved as printed.

NEW MEMBER WELCOME

Mr. Weidinger welcomed the new planning commission member, Eric Pettis. He was appointed by Borough Council and will serve a 4-year term.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

- a. **Preliminary Plan for Millersville University Welcome Center (East James Street)**

This preliminary land development plan involves a new welcome center building on the Millersville University campus on James Street at the location of former Hull Hall. The project

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will involve approximately two acres of earth disturbance and include a geothermal field and three rain gardens. The new building will utilize existing parking north of James Street.

Millersville University requests to waive the requirement of Section A395-19 Subdivision and Land Development Ordinance (SALDO) for financial security to be posted for the Borough Engineering review fees.

A Pettis/Saylor motion that the Millersville Borough Planning Commission recommend that the Millersville Borough Council approve the modification request of Section A395-19 of the SALDO and waive requiring the financial security be posted for Borough Engineering fees for this project passed unanimously.

Millersville University requests to waive the requirement of Section 325-9G of the SALDO for financial security to be posted for the required or public improvements.

A Saylor/Walker motion that the Millersville Borough Planning Commission recommend that the Millersville Borough Council approve the modification request of Section 325-9.G of the SALDO and waive requiring financial security be posted for required or public improvements conditioned upon providing an engineer's cost opinion for the proposed required or public improvements for this project passed unanimously.

Millersville University requests to waive Section 25-14.B.8 of the SALDO showing the subject tract boundaries including distances and bearings.

A Walker/Pettis motion that the Millersville Borough Planning Commission recommend that the Millersville Borough Council approve the modification request of Section 25-14.B.8 of the SALDO and waive the requirement to show the subject tract boundaries including distances and bearings for this project due to the minor scope of the project which is located on a large tract owned by Millersville University with no subdivision proposed passed unanimously.

Millersville University requests to waive the requirement of Section 315-60.A of the Storm Water Management Ordinance (SWMO) that financial security be posted for proposed public storm water improvements.

A Walker/Saylor motion that the Millersville Borough Planning Commission recommend that the Millersville Borough Council approve the modification request of Section 315-60.A of the SWMO and waive requiring financial security be posted for required or public improvements conditioned upon providing an engineer's cost opinion for the proposed required or public improvements for this project passed unanimously.

Millersville University requests to waive the requirement of Section 320-34.E of the Street and Sidewalks Ordinance to allow proposed vertical curb in James Street to be constructed with reveal of six inches high instead of the requirement eight inches high. The proposed curb is along James Street, which is a University owned access road; a six inch curb is in keeping with the existing curb height along James Street.

A Walker/Pettis motion that the Millersville Borough Planning Commission recommend that the Millersville Borough Council approve the modification request of Section 320-34.E of the Streets & Sidewalks Ordinance to allow a vertical curb in James Street to be constructed with reveal of six inches high instead of the required eight inches high passed unanimously.

A Saylor/Walker motion that the Millersville Borough Planning Commission recommend that the Millersville Borough Council approve the Preliminary Plan for the Millersville University Lombardo Welcome Center and defer action on conditional requirements for the Final Plan passed unanimously.

OLD BUSINESS

None.

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BOROUGH MANAGER

a. **Mention of Floodplain Section Amendment to Zoning Ordinance**

Zoning Ordinance Chapter 380, Article V, Subsection 380-39 refers to Flood-prone areas (floodplains). Although the areas have not changed, the ordinance must be reviewed by the Department of Environment Protection, under direction of the Federal Emergency Management Agency. However, there will most likely be a zoning amendment for the Downtown District Overlay. If that is the case, the Planning Commission must review the floodplain ordinance and that information will be provided at the next Planning Commission meeting.

ADJOURNMENT

The meeting was adjourned at 8:16 PM.

Respectfully submitted,

Gary G. Hess,
Secretary

EJA/lg