

**FEBRUARY 3, 2016**  
**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 3, 2016 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**

Chris Johnston, 307 Parkwood Drive, Lancaster, Penn Manor School District  
Mary Edith Leichliter, 461 Herr Avenue, Millersville, PA  
Rose Haskell, 969 E. Orange Street, Lancaster, PA  
Rick LeBlanc, CRA, Mechanicsburg, PA, Penn Manor School District  
Mike Leichliter, Penn Manor School District  
Jeff Lyon, 441 N. Prince Street, Millersville, Penn Manor School District  
Chris Straub, 1020 Shadowstone Drive, Penn Manor School District  
Herk (Carlton) Rintz, 94 Leaman Road, Lancaster, Penn Manor School District  
Lynn Miller, Borough Council  
Mike Kirkham, Borough Council  
Jim Sanchez, Millersville Zoning Hearing Board  
Dennis R. Coleman, 59 W. Frederick Street, Penn Manor School District  
Larry Levato, 805 Millersville Road, Lancaster, PA, Penn Manor School District  
Dan Natividad, 15 Fresh Meadow Drive, Lancaster, PA  
Lindsay Gerner, Millersville Zoning Hearing Board  
Marilyn Sachs, Borough Council  
Dawn Fisher, Millersville Historical Review Board  
David Aichele, Borough Council  
Rob Visniski, RAV, Borough Engineer  
Edward Arnold, Borough Manager

**MINUTES**

The Regular Meeting Minutes from December 2, 2015 were approved as printed.  
The Regular Meeting Minutes from January 6, 2016 were approved as printed.

**SECRETARY'S REPORT**

None.

**CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)**

None.

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**NEW BUSINESS**

a. **Presentation by School District Superintendent on Penn Manor High School's Potential Future Building Plans**

Originally built in the 1950s and partially renovated in the mid-1990s, the high school is experiencing deterioration and major component failures, and improvements are needed to adequately meet current and future educational needs.

The School Board expects to decide on the project at the end of the 2015-16 school year, but work would not begin until the summer of 2019, at the earliest.

Superintendent Leichliter presented four renovation/construction options being considered for the school. Penn Manor school board is considering projects ranging from a \$52 million renovation of the existing facility to a \$100 million new school.

**Option #1** \$52 million dollar project – Renovate the existing building; Renovations to existing building only with new mechanical, electrical, plumbing systems, new doors, windows and interior finishes, new roofing systems, integrated technology, expanded food service.

**Pros:** Lowest cost

**Cons:** Does not address education program issues, security or site/building circulation issues; 1950s building remains

**Option #2** \$80 million dollar project – Retain 152,000 square feet of the existing building with minimal expansion, Centrally located upper and lower primary entrances, new primary circulation corridor and central plant at loading dock/service area, upper entrance includes administrative offices and parent drop-off, consolidated athletic wing, separates bus traffic from student/staff/visitor traffic, new 158-space parking deck.

**Pros:** Improves site/internal building circulation, preserves cafeteria/gymnasium wing, consolidates athletics and physical education into single wing

**Cons:** Retains significant portions of 1950s academic wings

**Option #3** - \$87 million dollar project - New primary circulation corridor and student commons, consolidated athletic department, direct outside access for music department, stage support spaces, new agricultural sciences wing and yards, new central plant adjacent to loading dock, flex spaces between academic wings.

**Pros:** Reorganizes/improves site circulation and internal building circulation, preserves cafeteria/gymnasium wing, consolidates athletics/physical education, establishes controlled main entrance

**Cons:** Second-highest cost

**Option #4** - \$100 million dollar project - Construct new school on campus of Manor Middle School/Hambright Elementary School

**Pros:** New building systems, ideal placement of educational spaces, adjacent play fields, ample parking

**Cons:** Highest cost

**OLD BUSINESS**

None.

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**BOROUGH MANAGER**

None.

**ADJOURNMENT**

**The meeting was adjourned at 8:30 PM.**

Respectfully submitted,

Gary G. Hess,  
Secretary

EJA/lg