

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

DRAFT