

**MAY 6, 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, May 6, 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**

Mark Huber, LCPC  
Brad Stewart, LCPC  
Joan Krayner, Manor Builders  
Rick Heilig  
Sam Bigler, 17 Wabank Road, Millersville  
Jim Kirk, 436 Herr Avenue, Millersville  
David Aichelle, Borough Council  
Joan Hershey, RGS  
Kip Van Blarcom, LCPC  
Mike Kirkham, Borough Council  
Ron Firsbie, Millersville University-Facilities  
T. A. Waltz, Millersville University-Facilities  
Dave Fisher, 510 Thorngate Place, Millersville  
Mike Leichter, Penn Manor School District  
Phil Lastowski, Borough Council  
Linda Deal, Borough Council  
Edward Arnold, Borough Manager

**MINUTES**

The Regular Meeting Minutes from March 4, 2015 were approved with one correction.

**SECRETARY'S REPORT**

None.

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

None.

**NEW BUSINESS**

- a. **Comments on Demolition Application for 110 N. Prince Street (Bucks House)**

**MAY 6, 2015**

**MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES**

Ron Frisbie, Millersville University Project Manager presented detailed background and condition information concerning the property on 110 N. Prince Street. The property was purchased by MU in 1960 to be demolished according to the Master Plan Parking Expansion. The house was considered to be in poor condition and needed major structural repairs. The house remained vacant from 1960 thru 1970 and then used for miscellaneous storage from 1971 thru 1985 with minor repairs made inside and outside in 1986. The MU football team used the house from 1986 to 2000. There was a structural report completed in 2003 and the house was recommended for demo. In 2010, the Blue Rock Fire Department inspected the property and posted a "DO NOT ENTER" sign. An appraisal report was completed in 2014 and was recommended for demo. The Borough's Property Codes Inspection Notice 2014 findings noted that the overall structure was poor, the fire department has placed condemned placards on the property and rapid deterioration continues. The property has remained vacant from 2001 to present.

Mr. Weidinger stated that according to Borough Ordinance, "the applicant shall provide evidence that the applicant has not contributed to the condition of the property through neglect". A report from the engineer was in 2002 and over the last 12 years there has been neglect. Mr. Saylor is concerned about other properties that MU owns and wants to recommend to Borough Council to instruct the Code Enforcement Officer to inspect all the properties owned by MU to make sure they are being maintained. Mrs. Sachs is requesting a list of properties from the MU Master Plan that are being considered for demolition. The property was purchased in 1960 as part of the Master Plan to demolish it and it remained for 55 years and now the plan is to demolish it. She added that this is the fifth building on N. Prince Street to be demolished by MU because of neglect, and is not a sign of MU being a good neighbor to the residents of the Borough. Mr. Kirkham agreed that a list of properties which are owned by MU should be provided to the Borough to make sure all the properties are being properly maintained.

**b. Downtown Business District Consultant (RGS)**

RGS representatives explained their process for gathering information to create Millersville's Downtown Business District. They will meet with surrounding property owners, the Economic Development Task Force and Planning Commission to address goals, objectives, needs and concerns in order to create a downtown business district while maintaining the existing Neighborhood Commercial District and creating a new mixed-use zoning district.

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

**a. Consider Letter of Comprehensive Plan Conformance for PennDOT Multimodal Transportation Grant**

Mr. Arnold explained that the Borough is applying for a State Grant in the amount of \$800,000 for the reconstruction of West Frederick Street from George Street at the entrance to Millersville University to South Duke Street and will improve both vehicular and pedestrian movements in the area that includes Manor Township. However the majority of the construction will occur on the new North Duke Street connection to West Frederick Street. Additionally, we

**MAY 6, 2015**

**MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES**

will be reconstructing South Duke to the Borough line and/or Letort Road. PennDOT is seeking a written endorsement from the Millersville Borough Planning Commission stating that the project conforms to the local comprehensive land use plans for Millersville Borough.

**A Saylor/Hess motion that the Millersville Borough Planning Commission fully endorses the plan and send a letter to PennDOT as signed by the Planning Chairman passed unanimously.**

**ADJOURNMENT**

**The meeting was adjourned at 9:10 PM.**

Respectfully submitted,

Gary G. Hess,  
Secretary

EJA/lg