

JUNE 7, 2017

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, June 7, 2017 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMITTEE MEMBERS

Michael J. Weidinger, Chairman
Gary G. Hess, Secretary (absent)
Michael D. Walker

Eric G. Pettis, Vice Chairman
Edward R. Saylor

OTHERS PRESENT

Todd Vaughn, David Miller/Associates, IMMERSE
Evon Bergey, Landis Communities, IMMERSE
Ed McManness, 321 Manor Avenue, Millersville, IMMERSE
Ian Rawhauer, 61 Pilgrim Drive, Lancaster, HDC Mid-Atlantic Lancaster
Steve & Phyllis Giberson, 332 Manor Avenue, Millersville
Brad Stewart, Lancaster County Planning Commission
Rob Visniski, Borough Engineer, RAV Associates
Edward Arnold, Borough Manager

MINUTES

The regular meeting minutes from February 1, 2017 were approved as printed.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

Mr. Weidinger addressed the room by acknowledging that that Mr. Pettis and Mr. Saylor will be leaving the Planning Commission due to moving out of the Borough. Mr. Weidinger thanked the gentleman for their commitment, dedication and service to the Planning Commission during their tenure.

NEW BUSINESS

A) Review of Sketch Plan For 321 Manor Avenue (Millersville International House aka IMMERSE International)

Landis Communities is proposing an independent living facility to be located on a tract of land at 321 Manor Avenue, currently known as Immerse International. Todd Vaughn from David Miller/Associates, Inc., Evon Bergey from Landis Communities, Ian Rawhauer from HDC Mid-

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Atlantic, Lancaster office and Ed McManness from IMMERSE International were present at the meeting. The proposed facility will be an "L" shaped, three-story building with 60 units for independent living of age 62 years and older residents. There will be (45) one and (15) two bedroom apartments with community areas located on each floor. The Immerse International parcels will be changed to reflect a lot owned by Landis Communities. This new lot will be considered taxable and is estimated at \$13 million at completion. There will need to be further discussions on the Cemetery Drive's right-in/right-out proposed roadway and the Planning Commission's concern for only 52 proposed parking spaces.

Mrs. Giberson, 332 Manor Avenue, expressed her concern regarding the amount of traffic that will be contributing to the already congested Manor Avenue corridor. There was discussion on Cemetery Drive to be changed to a right-in/right-out proposed roadway off of Manor Avenue to assist in alleviating potential traffic congestion.

No action was taken by the Planning Commission regarding the plan as this was only an information meeting presented by Landis Communities.

OLD BUSINESS

None.

BOROUGH MANAGER

None.

ADJOURNMENT

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Michael J. Weidinger,
Chairman

EJA/lg