

AUGUST 5, 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, August 5, 2015 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMITTEE MEMBERS

Michael J. Weidinger, Chairman	Marilyn W. Sachs
Edward R. Saylor, Vice Chairman (Absent)	Michael D. Walker (Absent)
Gary G. Hess, Secretary	

OTHERS PRESENT

Phil Lastowski, Borough Council
Steve & Phyllis Giberson, 332 Manor Avenue, Millersville
Brad Stewart, LCPC
Jack Grimaldi, 124 N. Duke Street, Millersville
Rick Frerichs, 128 Creekgate Court, Millersville
Ray Huber, 321 Manor Avenue, Millersville, IMMERSE
Dick Moriarity, Mayor
Linda Deal, Borough Council
Kip Van Blarcom, LCPC
Mark Huber, LCPC
Joan Hershey, RGS
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes from June 3, 2015 were approved as printed.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

a. Downtown Business District Consultant (RGS) Continuing Discussion

The information for the Downtown District Form-Based Code Draft v6 was comprised from the consultant's fact gathering sessions on June 3, 2015 with three separate group meetings. The first meeting was with Commercial Property Owners, the second meeting was with Economic Development Task Force members and the third meeting was with Millersville Borough Planning Commission members.

The purpose of the Downtown Form Based Overlay District provides an option to developers that is intended to:

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- (1) Encourage new traditional mixed-use downtown development to occur at the Manor-Leaman crossroads area that is consistent with historic small town development patterns and provides a scale and mix of uses appropriate for Millersville Borough;
- (2) Promote market-driven, mixed land uses compatible with the adjacent residential neighborhoods, as well as the non-residential uses along the Manor Avenue gateway;
- (3) Provide for efficient pedestrian, bicycle and vehicular circulation, with an emphasis on avoiding automobile-centric sprawling commercial development; and
- (4) Break down the rigid use categories of traditional Euclidean zoning to build places of enduring value that allow a variety of market-driven housing types, a variety of uses and services, and a variety of transportation options.

The Downtown Form-Based Overlay District shall be an overlay zoning district to the existing zoning districts. An alternative set of dimensional use and regulatory standards shall apply to Form-Based Developments providing design, site layout and general performance standards for new development that allows better market flexibility. If an applicant chooses to utilize these Optional standards, then all of the requirements of Section 380.62.C Overlay District shall apply. All of the provisions of the underlying zoning districts shall remain in full force, except where modified by the Downtown Form-Based Overlay District provisions, procedures and requirements. Where there may be a direct conflict between two different ordinance provisions, then the more restrictive requirement upon development and uses shall apply.

OLD BUSINESS

None.

BOROUGH MANAGER

a. Official Map Ordinance Item

Mr. Arnold mentioned that there were originally five items to address on the Official Map. One of those items had to do with an alternate access to the Borough Park. According to the Park Master Plan, the last parcel in the Borough on Blue Rock Road owned by John & Roberta Kendig is to be acquired by the Borough and utilized for access to the Borough Park. In addition to the acquisition, the rear of a parcel owned by Robert & Darlene Fisher, 73 Blue Rock Road which connects with the Kendig property also needs to be acquired by the Borough to make the additional entrance to the Borough Park and should be placed on the Official Map. No motion is needed at this time.

ADJOURNMENT

The meeting was adjourned at 9:26 PM.

Respectfully submitted,

Gary G. Hess,
Secretary

EJA/lg