

**APRIL 4, 2012**  
**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, April 4, 2012 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**

Susan Lithgoe, 304 N. George St., Millersville; George Street Cafe  
Marian Hull, URS Planning Group Leader; Millersville Borough Comprehensive Plan  
Phil Lastowski, Borough Council  
Glenda Riley, 357 Barbara Street, Millersville  
Mike Lechlitter, Penn Manor School District  
Patricia Kadel, Lancaster County Planning Commission  
James Hoke, 337 Barbara Street, Millersville  
Jack Gardner, 29 Fresh Meadow Drive, Lancaster  
Richard Moriarity, Mayor  
David Patterson, Wiley's Pharmacy  
Rich & Elaine Jones, 34 Wipporwill; LNP  
Ray Huber, 321 Manor Avenue; Millersville International House  
Keith Heigel, LHA; Blackford  
Rich Ozimek, 120 N. Pointe Blvd., Lancaster; Blackford Development  
Rob Visniski, Borough Engineer  
Edward Arnold, Borough Manager

Mr. Weidinger mentioned that former Borough Manager and former member of Borough Council, Mr. Benjamin Kauffman passed away earlier in the week. He also mentioned how Mr. Kauffman was dedicated to making Millersville Borough a better community.

**MINUTES**

The Regular Meeting Minutes of March 7, 2012 were approved with corrections.

**SECRETARY'S REPORT**

None.

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

Susan Lithgoe, owner of George Street Café located at 304 N. George Street, is proposing to consolidate her two businesses, George Street Café and College Coffee Roasters into one building at her George Street location. Currently College Coffee Roasters is currently located on Donnerville Road. Her goal is to return to Millersville Borough and consolidate operations to eliminate redundant computer, phone, software, etc.

**NEW BUSINESS**

a. **Review of Comprehensive Plan Update by URS Consultant (7 to 9 PM)**

Ms. Hull stated that there is a complete draft of the Comprehensive Plan to be reviewed and

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amended as needed. Details will be forthcoming for the Borough Council Public Meeting.

There was a 20 minute intermission.

b. Consider Preliminary/Final Plan with Waivers For Comet Field Commercial Development Plan (Route 741 and Barbara Street)

The proposed plan is to develop a Sheetz convenience store/service station, a restaurant/gift shop and financial institution with drive-through service.

ASachs/Walker that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the modification request of Section 315-51.G SWMO to allow pipe cover of one foot to the top of subbase instead of the required one foot to the top of subgrade for pipes located outside the public right-of-way. Manufacturer specifications state that H-25 loading is met with one foot of cover including subbase thickness below pavement. In addition, a) to provide a separate trench detail for storm sewers located outside of the street right-of-way showing the specified pipe manufacturer (or approved equal) with backfill and compaction requirements necessary to obtain H-25 loading rating with the specified minimum cover, b) to provide a note on the plan indicating that prior to construction, shop drawings shall be provided to the Borough with documentation by the manufacturer that the storm sewer pipes provided shall meet H-25 loading with one foot of cover including subbase thickness below the pavement passed unanimously.

A Saylor/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the modification request of Section 325-15.B SALDO to allow the applicant the use of plan scales of 30 and 60 feet per inch passed unanimously.

A Saylor/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council conditional approval of the plan for Millersville Commons based on the following conditions and issues being resolved: a) ownership and maintenance issues related to the new road and traffic signalization between the developer, the Millersville Borough and the Lancaster Township, b) execution of the property easements for utilities, c) execution of the proper vacations of property on Barbara Street, conditions being affected, d) satisfying the conditions as spelled out in the RAV letter to the Borough and the developer passed unanimously.

OLD BUSINESS

None.

BOROUGH MANAGER

None.

ADJOURNMENT

The meeting was adjourned at 9:53 PM.

Respectfully submitted,

Gary G Hess,  
Secretary

EJA/lg