

**AUGUST 7, 2013**  
**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 7, 2013 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**

Jim Sanchez, P.E., 16A & 17 Landis Avenue, Manor Real Estate Assoc.  
Barbara Slagle, 133 W. Frederick Street, Owner  
Joe Slagle, 133 W. Frederick Street, Owner  
John Gamaldi, 465 N. Duke Street, Self  
Richard Gayeski, 16A Manor Avenue, Manor Real Estate Assoc.  
Rob Visniski, RAV  
Edward Arnold, Borough Manager

**MINUTES**

The Regular Meeting Minutes from June 5, 2013 were approved with one correction.  
The Regular Meeting Minutes from July 3, 2013 were approved with one correction.

**SECRETARY'S REPORT**

None.

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

None.

**NEW BUSINESS**

**a. Consider Sketch Plan for 16A Manor Avenue and 17 Landis Avenue**

The sketch plan submitted by Mr. Sanchez includes a waiver request for a rear yard setback requirement. The Borough Engineer reviewed the proposed plan and determined that: 1) a subdivision and land development plan along with a stormwater management plan will be required for the proposed improvements, 2) show the required and available stopping sight distance for the intersection of the existing alley and Landis Avenue, 3) the Planning Commission should discuss the need for sidewalks along the alley, 4) all parking spaces need to be a minimum of 10 feet by 18 feet. Some of the spaces are not dimensioned, and 5) alleys shall have a minimum paved width of 10 feet if serving one-way traffic and 14 feet if serving two-way traffic. Additional width shall be required if any parallel parking is provided. **The right-of-way for an alley shall be at least four feet wider than the cartway.** Planning Commission members were supportive of the plan and also agreed with the Borough Engineer that sidewalks should be added to the plan for the safety of employees and clientele.

**b. Consider Sketch Plan for 133 West Frederick Street**

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Mr. & Mrs. Slagle submitted a preliminary sketch plan for the addition of a curb cut and a proposed future private drive. The distance between the existing driveway and the new entrance is approximately 68 feet as noted on the plan. The homeowners believe by doing this at the time of construction [sidewalk and road replacement] it will be an asset to their property and any future owners that would prefer a private drive over the current shared drive situation. The Borough Engineer added that the homeowners would also need to obtain a Highway Occupancy Permit because the property is located on a State road.

Planning Commission members were in favor of the preliminary sketch plan.

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

a. **Shenks Lane and West Frederick Street Traffic Plan Update**

Mr. Arnold explained that a traffic study was completed at Shenks Lane and West Frederick Street, however, a traffic light is not warranted for the area. A pedestrian study was also to be completed, but has not been presented to date and Mr. Arnold will make another request to Millersville University for the results of that study.

**ADJOURNMENT**

**The meeting was adjourned at 8:00 PM.**

Respectfully submitted,

Gary G Hess,  
Secretary

EJA/lg