

**DECEMBER 1, 2010**  
**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, December 1, 2010 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

Linda J. Deal  
Marilyn W. Sachs

**OTHERS PRESENT**

Greg Peterman, Millersville University  
Craig Rayner, Pennoni Associates Inc.; Millersville University  
Ken Brent, Millersville University  
Justin Evand, Lancaster County Planning Commission  
Phil Gerber, Borough Council  
Dwight Wagner, US Commercial Realty, 1650 Crooked Oak Dr., Lancaster; 240 E. Cottage Ave.  
Mike Wagner, US Commercial Realty, 1650 Crooked Oak Dr., Lancaster; 240 E. Cottage Ave.  
Jack Gardner, Borough Council  
Rob Visniski, RAV Associates, Inc.; Borough Engineer  
Edward Arnold, Borough Manager

**MINUTES**

The November 3, 2010 Regular Meeting Minutes were approved with no additions or corrections.

**SECRETARY'S REPORT**

None.

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

Mrs. Sachs, introduced Justin Evans, the LCPC Community Planner representing Millersville Borough as well as several other municipalities. Mrs. Sachs also mentioned that there will be an event on December 15, 2010 from 6:30 PM to 9:30 PM at the Millersville University facility on Prince Street. The subject is 'To Achieve Better Design in Our Communities'.

**NEW BUSINESS**

**a. Consider Sketch Plan for Millersville University Ganser Library Additions and Renovations**

Proposed architectural improvements include the renovation of the existing 101,500 SF facility with an entrance addition of approximately 5,000 SF. The entrance addition will include a lounge/work area where library services can be accessed through network connections. Staff offices and work areas will be reworked to allow for greater collaboration and more efficient workflow. Building renovations will include ADA compliance, restroom upgrades, improved elevator access to all floor levels, and general finish upgrades as the budget allows. Utility improvements include replacing obsolete plumbing, HVAC, and electrical systems in the building and adding a fire suppression system. Site improvements include a new main entrance walkway from the pedestrian crosswalk on North George Street, a wireless plaza adjacent to the new entrance, a small plaza at the north George

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Street/West Frederick Street intersection and a student designed sculpture/native plant garden located on the north side of the building. No changes to the existing access drive and parking areas are proposed with the exception of removing the circular drop-off area. The additional runoff resulting from the increased impervious area will be attenuated by a subsurface basin located beneath the intersection plaza. The basin outfall will connect to the existing stormwater system within West Frederick Street.

**b. Consider Stormwater Management Application for Millersville University's Osburn Hall**

The applicant is proposing to lower the grading and produce a swale in front of the building for the chief water runoff and utilize the existing storm sewer pipe at the existing manhole to flow the water away from the building. Also proposed is the installation of two inlets onto the pipe and create a small paved service area for access to the mechanics rooms. Lot disturbance is a total of 6,240 feet with a reduction of 200 SF impervious area.

**A Sachs/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the Stormwater Management Application for Millersville University's Osburn Hall based upon the Borough Engineer's review and approval passed unanimously.**

**c. Consider Sketch Plan for 240 East Cottage Avenue**

The proposed sketch plan is to include five 3-story buildings containing approximately 126 residential condominium units on the property. The original sketch plan design was proposed to include 35 single family and 24 semi-detached homes. U.S. Commercial Realty is requesting the change in the design to the property will have a better marketability due to the fall in real estate sales.

It was recommended that if the U.S. Commercial Realty wishes to explore this plan further that the proposed buildings be specifically identified on the plan for review.

**d. Discussion on Number of Parking Spaces Required Under Zoning Ordinances**

Mr. Gerber made a presentation for proposed changes to off-street parking requirements in the Borough of Millersville. Millersville University students park off-campus in residential neighborhoods to attend Millersville University events. Mr. Arnold mentioned that in the Millersville University Master Plan, the existing tennis courts will be removed and additional parking will be provided in that area. Mr. Weidinger added that the problem isn't necessarily a lack of parking spaces, for students. The problem is the location of the parking spaces designated for students are located further from the core of the campus and are not being utilized, therefore, prompting students to park in undesignated areas such as in residential neighborhoods. Mrs. Sachs stated that adding parking lots are not the answer to the parking dilemma and she and Mr. Saylor suggested the University possibly color-code the parking lots and requiring students be given parking permits for specific parking lots.

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

**a. Consider Comment on PA Water Quality Management Application**

The Borough of Millersville is applying for a Water Quality Management Permit, as required by the

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Pennsylvania Department of Environmental Protection for upgrades to the existing Creek Drive Pump Station. Upgrades to the pump station include the replacement of the three (3) existing pumps with three larger pumps, replacement of the existing comminutor, installation of a concrete perimeter wall to assist in flood-proofing the pump station, installation of new access steps to the pump station and other interior modifications. Acts 67 and 68, which amended the Municipalities Planning Code to support sound land use practices and planning efforts, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities or infrastructure, and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in the Municipalities Planning Code. The pumping station will be in the same location and will not take up any more space than at present, The power of the pumps are going to be increased to prevent any overflow situations that occasionally occur during floods. There will also be a concrete barrier constructed around the perimeter of the pumping station for any rises during a flood stage.

**ADJOURNMENT**

**The meeting was adjourned at 9:15 PM.**

Respectfully submitted,

Gary G Hess,  
Secretary

EJA/lg