

DECEMBER 7, 2011
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 by a moment of silence on Wednesday, December 7, 2011 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

Pete Alecxi, 2372 Franklin Road, Columbia; West Charlotte Street Subdivision Plan
Michael Walker, 515 Thorngate Place, Millersville
Justin Evans, 150 N. Queen Street, Lancaster; Lancaster County Planning Commission
Caroline Hoffer, Barley Snyder, Attorneys at Law; Blackford
Mike Leichter, 461 Herr Avenue, Millersville; Penn Manor School District
Dona Deernward, 120 North Pointe Boulevard, Lancaster; Blackford
Mike LaCesa, 5700 6th Avenue, Altoona, PA; Sheetz
Brian Soyka, 5700 6th Avenue, Altoona, PA; Sheets
Jack Gardner, Borough Council
Rob Visniski, RAV Associates; Borough Engineer
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes of November 2, 2011 were approved as printed with no additions or corrections.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

a. Consider West Charlotte Street Development Plan (Manor Township) with Waiver

The applicant, Pete Alecxi-Alecxi County Holdings, LLC is proposing to construct four (4) single family semi-detached units and one (1) additional single family detached unit on West Charlotte Street in Manor Township. The south side of Charlotte Street is in Millersville Borough. Therefore, the Borough was asked to review and comment on the proposed development. Although there are no sidewalks immediately adjacent to the site, there are sidewalks at the intersection of Applewood Lane and West Charlotte Street and also the intersection of Houffman Place and West Charlotte Street. In addition, most of the areas surrounding the site have curb and sidewalk connecting the community together.

The applicant is requesting modification of Section 104 SALDO to waive the requirement for Borough approval of the plan based on Manor Township's approval of the plan. Also, since the majority of the development occurs in Manor Township, the applicant is requesting a modification of the Millersville Borough Subdivision and Land Development Ordinance that the developer shall construct curb and sidewalk along West Charlotte Street along the frontage of the site and connect to the existing sidewalk at Applewood Lane.

Mr. Arnold suggested that he contact the Manor Township Manager and speak with him about the curb and sidewalk issue. He also suggested not making a decision regarding the plan at this time.

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Mr. Saylor also suggested contacting the homeowner's adjacent to the proposed land to inquire if they would be amenable to installing curb and sidewalk as this would increase the value of their property. This also would be an opportunity to discuss with all the property owners as well as the adjoining municipalities the possibility of sharing the cost of the installation of curb and sidewalk.

Planning Commission members agreed to have Mr. Arnold contact Mr. Smith, Manor Township Manager, to discuss curb and sidewalk installation for the proposed development. Discussion of the plan was tabled.

b. Review of Special Exception Request for Comet Field Commercial Development

Convenience Store/Service Station: The convenience store with fuel proposed for the property requires two special exception requests. The first is for the use under the definition of auto service station and the second is for the proposed 24 hour operation. The proposed convenience store is located within the General Commercial District (GC District).

Financial Institution Drive-Through Service: The proposed bank at the property will include a drive through facility for the convenience of its customers. Accordingly, a special exception for the proposed drive-through service is requested. The plan submitted demonstrates that the entrances and exits for the drive-through service have been designed to minimize conflicts with pedestrian travel and to meet the requirements of Section 380-27.B.(1)(b). A 24' private access drive and the extension of Wabank Road are being proposed as part of this development. This will alleviate conflicts with pedestrian travel along existing streets. Further, the Wabank Road extension will include an upgrade to the traffic signal as required by PennDOT and sidewalk for increased safety of pedestrians utilizing the proposed development.

A Deal/Sachs motion that the Millersville Borough Planning Commission recommends to the Millersville Borough Zoning Hearing Board to grant the special exceptions required by Section 380-27.B.(1)(b) Table of Permitted Uses, Attachment 2. - Commercial Uses for the Service Station and the second special exception Section 380-28.A., Attachment 3, Table of Dimensional Requirements, in the RP, NC or GC District, c)"Any other allowed use" for 24 hour convenience store/fuel service and the special exception for the development of the bank with the drive-through facilities required in Section 380-27.B.(1)(b) passed unanimously.

OLD BUSINESS

a. Consider Amendment to Zoning Overlay Section 380-30, H Historic Preservation Overlay District

A Saylor/Deal motion to table the discussion of the proposed amendment to the Historic Preservation Zoning Overlay passed unanimously.

BOROUGH MANAGER

None.

ADJOURNMENT

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Gary G. Hess,
Secretary

EJA/lg