

**FEBRUARY 3, 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, February 3, 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, Secretary

Linda J. Deal  
Christopher Hasircoglu

**OTHERS PRESENT**

Bony Dawood, 2020 Good Hope Rd., Enola, PA; Student Lodging, Inc.  
Jennifer Garcia, 2020 Good Hope Rd., Enola, PA; Student Lodging, Inc.  
Teresa Hummel, 101 Country Walk Dr., Wrightsville, PA; Student Lodging, Inc.  
Bob Slabinski, Student Lodging, Inc.  
Carrol Ehrhart, Plan B, 3536 Echo Valley Rd., Mt. Joy; Highfield Farm  
Herry Ehrhart, Plan B, 3536 Echo Valley Rd., Mt. Joy; Highfield Farm  
Stacey Morgan, Hartman Underhill & Brubaker; Farm/Oak Leaf Manor  
Sandy Kime, David Miller/Associates, 1076 Centerville Rd., Lancaster; Oak Leaf Manor  
Scott Bailey, Borough Council  
Jack Gardner, Borough Council  
Rob Visniski, RAV Associates, Inc.; Borough Engineer  
Edward Arnold, Borough Manager

**MINUTES**

The January 6, 2010 Regular Meeting Minutes were approved with no corrections or additions.

**SECRETARY'S REPORT**

None.

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

None.

**NEW BUSINESS**

a. **Consider Stormwater Management Plan for Student Lodging, Inc. (Brookwood Apartments Units 15 & 18)**

Student Lodging, Inc., the applicant, applied for a Stormwater Management Permit Application for the proposed reconstruction of Units 15 and 18. Borough Council granted a waiver of land development for the proposed improvements due to the minor nature of the application. During the preparation of the stormwater management permit application package, some additional stormwater maintenance issues came to their attention. The applicant wishes to address this existing maintenance issue during the reconstruction of Units 15 and 18. The additional maintenance item is as follows: There is an existing parking area adjacent to Unit 12 of the Brookwood Apartments complex. The runoff from this parking area was designed to drain across a grass area and eventually be collected in an inlet adjacent to Unit 16 and carried offsite. Student Lodging, Inc. has noted that this

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runoff is not reaching the intended inlet, but rather collecting in a low area of the walk located between Units 12 and 16. This has caused some erosion and collection of mud and sediment on the existing walk. TO address this issue, the applicant proposes to install two yard inlets at two specific low points to collect the runoff and convey it to the intended inlet at Unit 15 via a ten-inch pipe.

All items of concern as mentioned in correspondence regarding Brookwood Apartments Units 15 and 18 by the Borough Engineer dated February 1, 2010, will be addressed and presented by the applicant at the next planning commission meeting.

**b. Preliminary Plan Review (continued) of Highfield Farm ( Residential Development)**

Ms. Ehrhart reviewed comments from correspondence dated February 1, 2010 by the Borough Engineer concerning the Highfield Farm residential development plan. Issues highlighted by the Borough Engineer were discussed and will be addressed by the applicant/developer. The Borough Engineer stated that there are some comments that need to be addressed and the applicant will be coming back before the Planning Commission with a final plan.

The applicant is requesting a modification of Section 325-14.B SALDO which refers to the plan scale.

**A Saylor/Hasircoglu motion that the Millersville Borough Planning Commission recommends to the Millersville Borough Council as per comments by the Borough Engineer to allow a plan scale of 1"=30' instead of the required 1"=20', 1"=50' or 1"=100' passed unanimously.**

The applicant requests a modification of Section 315-51.E SWMO to allow the use of smooth lined corrugated plastic pipe under the traveled cartway instead of the required reinforced concrete pipe.

**A Saylor/Hess motion that the Millersville Borough Planning Commission recommends to the Millersville Borough Council to approve the applicant's request to use smooth lined corrugated plastic pipe instead of the required reinforced concrete pipe conditioned upon the applicant using flowable backfill for areas within the street and to provide a trench detail for the storm sewer passed unanimously.**

The applicant requests modification of Section 315-51.K SWMO to allow the depth of flow in gutter to exceed 1" in the intersection and the flow spread to exceed ½ travel lane. The Borough Engineer stated that this condition could be eliminated with additional inlets. The modification request was tabled until the Borough Engineer and the developer discuss this situation further.

The applicant requests a modification of Section 315-51.A.8 SWMO to allow the use of smooth lined corrugated plastic pipe for basin discharge pipes instead of the required reinforced concrete pipe. The Borough Engineer stated that the designer should provide sufficient evidence to back up the claim that a plastic pipe would be better to use in the berm than a concrete pipe. It is difficult for contractors to get the proper compaction around plastic pipes. This could create voids between the plastic pipe and the clay core for water from the basin to seep into. Most basin designs use concrete pipes with o-ring joints surrounded by an impervious clay core. The modification request was tabled as recommended by the Borough Engineer until he meets with the developer's geologist.

**c. Consider Recommendation for Oak Leaf Manor Zoning Appeal, 2101 Wabank Road (Fence Height)**

Ms. Morgan explained that the Applicant wishes to construct a 7-1/2 foot high fence within a location other than a required front yard. The addendum in support of the special exception application states: in connection with the applicant's renovation and conversion of a portion of Oak Leaf Manor into its new Memory Support Center, the applicant proposes to construct an outdoor program area and to secure the are by means of a 7-1/2 foot high fence. The solid portion of the proposed fence is approximately 6 feet in height. Under Section 380-35.D(6)©[3] "A fence located in the residential district in a location other than a required front yard shall have a maximum height of 6.5 feet except: a)

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a maximum of height of 12 feet shall be permitted where the applicant proves to the Zoning Hearing Board that such taller height is necessary to protect public safety around a specific hazard". The Pennsylvania Department of Public Welfare does not specifically require that a facility for dementia care be provided with a fence, the Pennsylvania Department of Public Welfare does require that a safe and secure area be provided.

**A Saylor/Hess motion that the Millersville Borough Planning Commission convey to the Millersville Borough Zoning Hearing Board that there are no issues or adverse comments for the proposed 7-1/2 foot high fence as requested by Oak Leaf Manor passed unanimously.**

Mr. Saylor mentioned that there will be a meeting February 11<sup>th</sup> is the Streets Committee Meeting at 6:00PM to discuss the Duke Street dogleg. On February 18<sup>th</sup> at 7:00PM in the Manor Township Municipal Building is the special exemption hearing on the Funk property. Mr. Saylor also mentioned that on March 4<sup>th</sup> at 7:00PM in the Millersville Borough Municipal Building there will be a joint meeting between Manor Township and Millersville Borough to discuss findings and recommendations for fire service.

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

None.

**ADJOURNMENT**

**The meeting was adjourned at 9:50 PM.**

Respectfully submitted,

Gary Hess,  
Secretary

EJA/lg