

JUNE 5, 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, June 5, 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

Geoff Beers, Student Lodging, Inc.
Robert Sempsey, Student Lodging, Inc.
Thomas Godfrey, Dawood Engineering, Student Lodging, Inc.
David Patterson, Wiley's Pharmacy/Millersville Business Association
Bob Slabinski, Student Lodging, Inc.
Mike Kirkham, Borough Council
Rob Visniski, RAV
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes from April 3, 2013 were approved with two editorial corrections.

The Regular Meeting Minutes from May 1, 2013 were approved with no corrections or additions.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

- a. **Consider Request for Zoning Change from Borough Council's Economic Development Committee (revisited)**

Mr. Kirkham explained that at the April 3, 2013 Borough Council Economic Development Committee meeting a discussion revolved around the option of opening up the land on the south east corner of Routes 999 and 741 for development by changing the zoning status. A motion was made and carried by the Economic Development Committee to change the zoning to Neighborhood Commercial [NC]. Mr. Patterson, Millersville Business Association added that the main reason for this zoning change was to be able to have the business community grow, but to somewhat regulate the type of business i.e. "big box store" from occupying the newly zoned area. Mr. Weidinger stated that the late landowner, Mr. Buckwalter, was not in favor of NC for this property. Mr. Weidinger added that the definition of the NC definition is: 'to promote pedestrian-oriented commercial activity, to promote an appropriate mix of retail, service, office, public, institutional and residential uses; to avoid heavy auto-

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related commercial uses that are most likely to conflict with nearby homes and the pedestrian-orientation and which are most likely to cause demolition of historic buildings, and to primarily provide for smaller-scale uses that utilize existing historic buildings, as opposed to uses that would involve substantial demolition'. Mr. Weidinger believes that the property in question does not fit that definition. There was further belief by Planning Members that because residential use is permitted, but is not required, what is to say that a developer would just develop a commercial use and utilize the residential aspect in that zone. Mr. Weidinger suggested that a Traditional Neighborhood overlay could be incorporated to limit the percentage of commercial development that would be permitted on the property. Planning members agreed that they would not be in favor of NC and would be amenable to a Traditional Neighborhood Development concept. The Planning Members added that they support a Neighborhood Commercial zone on the west side of Route 741. Mr. Kirkham thanked them for their input.

b. **Consider Student Services Stormwater Management Plan for Southwest Parking Lot (Located at Centennial Drive)**

The applicant is requesting a waiver of the requirement that financial security be posted for the required and public proposed improvements.

A Saylor/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the waiver request for the requirement that financial security be posted for the required and public proposed improvements for the Southwest Parking Lot passed unanimously.

A Walker/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the Stormwater Management Plan for the Millersville University Student Housing Southwest Parking Lot passed unanimously.

c. **Consider Preliminary Plan for Millersville Student Housing Replacement Project Phases 2 to 4**

The applicant is requesting to allow the connection of the roof drains to the onsite storm sewer collection system due to the configuration of buildings with proximity to adjacent road and limited slope in courtyards.

A Sachs/ Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the request due to the nature of the site and that the applicant provide BMP(s) for water quality treatment of stormwater (e.g. SNOOT of similar) for each connection to existing storm sewer system passed unanimously.

The applicant is requesting to waive the requirement that all property line markers for the tract must be set. Applicant proposes to locate only the existing property markers in the vicinity of the project.

A Saylor/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the request due to the large tract size owned by PA Dept. of General Services, and since there are three existing property markers to define the boundary in the vicinity of the project passed unanimously.

A Saylor/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the preliminary plan for Phases 2 to 4 conditioned upon the Borough Engineer's comments passed unanimously.

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OLD BUSINESS

None.

BOROUGH MANAGER

a. **Comment on North/South Duke Street Corridor Connection**

On June 18, 2013 at 7:00 PM in the Millersville Borough Public Meeting Room, there will be a special Street Committee meeting to discuss the potential intersection changes of West Frederick and North/South Duke Streets. The Borough Engineer will be present to discuss the conceptual project and obtain community feedback.

ADJOURNMENT

The meeting was adjourned at 8:12 PM.

Respectfully submitted,

Gary G Hess,
Secretary

EJA/lg