

MARCH 2, 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 with a moment of silence on Wednesday, March 2, 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

Craig Raynor; Pennoni Associates Inc.; Millersville University
Greg Petruno, Project Manager; Millersville University
Justin Evans, LCPC
Jack Gardner, Borough Council
Chris Sellers, RAV Associates
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes of February 2, 2011 were approved with one correction.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

a. Review of Zoning Variance for Millersville University (Ganser Library)

Millersville University is requesting a building setback variance pursuant to Section 380-28 of the Codified Zoning Ordinance. A proposed addition to Ganser Library located at 9 N. George St. will extend approximately five inches onto an adjoining parcel also owned by Millersville University [Commonwealth of Pennsylvania]. The property is located in the R1A Zoning District.

It was the consensus of the Millersville Borough Planning Commission members that they recommend to the Millersville Borough Zoning Hearing Board approval of the Millersville University variance request.

b. Discuss meeting With Lancaster Township Planning Commission

Mr. Weidinger explained that the Lancaster Township Planning Commission is suggesting that a sub-committee be formed of less than quorum membership of each of the organizations to meet to discuss Millersville Road (Route 741) and Millersville Pike (Route 999) corridor issues. Mr. Weidinger did not know what the specific issues were. Mr. Weidinger indicated to the Lancaster Township Planning Commission that he would not be amenable to an unadvertised, less than quorum meeting and invited the Lancaster Township Planning Commission to a Millersville Borough Planning Commission meeting. However, no one from the Lancaster Township Planning Commission was

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available to attend the March 2nd Planning Commission Meeting.

OLD BUSINESS

None.

BOROUGH MANAGER

a. **Review of Sketch Plan for West Charlotte Street (Property Located in Manor Township)**

Mr. Arnold reported that he received a phone call from Manor Township regarding an applicant who 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. The applicant is asking Manor Township for a waiver of sections 502.5.B.1 – (Reconstruction of Existing Streets), 502.11.A.1 (Curbing) and 502.12.A (Sidewalks) of the Manor Township Subdivision Ordinance. The developer is offering to pay a fee-in-lieu of these improvements. 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 Borough Engineer recommended that due to the steep grades on the Manor Township side of the road, the developer could construct curb and sidewalk along West Charlotte Street on the Millersville Borough side. The sidewalk should connect the missing link between Applewood Lane and Houffman Place. He also recommended that the developer could pay a fee-in-lieu to the Borough for the Construction of the sidewalk. The fee should be based on prevailing wages and include design and permitting costs.

b. **Discuss Sketch Plan for Driveway Access to 7 Manor Avenue**

After the traffic signal installation several years ago at Route 999 and N. George Street, the tenant of Nino's Pizza contacted the Borough Manager and indicated that he had a customer problem with the traffic signal. Traffic was not able to enter the parking lot because cars in the center lane turning left onto N. George Street and blocking the entrance to the establishment. Mr. Arnold has had many discussions with the tenant over several years. The owner of 7 Manor Avenue has given the tenant permission to make whatever changes he needs to accommodate the traffic flow. The tenant is requesting to utilize an existing access off of Shertzer Lane to the eating establishment. Planning members were in agreement that the applicant should be permitted to construct the access off of Shertzer Lane.

ADJOURNMENT

The meeting was adjourned at 7:40 PM.

Respectfully submitted,

Gary G Hess,
Secretary

EJA/lg