

MARCH 3, 2010
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Edward Saylor with the pledge to the flag followed with a moment of silence on Wednesday, March 3, 2010 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMITTEE MEMBERS

Michael J. Weidinger, Chairman (absent)
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.
Geoffrey Beeers, 30 Hemlock Dr., Lancaster, PA; Student Lodging, Inc.
Bob Slabinski, Student Lodging, Inc.
Carrol Ehrhart, Plan B, 3536 Echo Valley Rd., Mt. Joy; Highfield Farm
Stacey Morgan, Hartman Underhill & Brubaker; Highfield Farm
Chuck Good, 1908 St. Regis Lane, Lancaster, PA 17603
Cameron Kehler, Lancaster, PA
Phil Lastowski, Borough Council
Scott Bailey, Borough Council
Jack Gardner, Borough Council
Rob Visniski, RAV Associates, Inc.; Borough Engineer
William Nace, Zoning Officer

MINUTES

The February 3, 2010 Regular Meeting Minutes were approved with one correction.

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)**

Ms. Garcia stated that there were modification requests which needed to be addressed by the Borough Engineer. Mr. Visniski the modification requests as follows:

1. Modification of Section 315-57.B.5 SWMO. Allow the use of survey information provided for a Land Development Plan approved by the Borough in 2006 in lieu of a field survey.

A Hasircoglu/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the modification request and allow the use of survey information provide for a Land Development Plan approved by the Borough in 2006 in lieu of a the required field survey as stated in Section 315-57.B.5 SWMO passed unanimously.

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2. Modification of Section 315-57.B.6 SWMO. Allow the use of adjacent landowner information obtained from a previous survey and the Lancaster County GIS tax parcel information in lieu of a new boundary survey.

A Hasircoglu/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the modification request and allow the use of adjacent landowner information obtained from a previous survey and the Lancaster County GIS tax parcel information in lieu of a new boundary survey passed unanimously.

3. Modification of Section 315-50.D.2 SWMO. Allow the submission of an abbreviated Preliminary Geologic Assessment utilizing published data and the deferment of infiltration testing, to be completed prior to installation of the proposed facilities.

A Deal/Hasircoglu motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the modification request and allow the submission of an abbreviated Preliminary Geologic Assessment utilizing published data and the deferment of infiltration testing, to be completed prior to installation of the proposed facilities conditioned upon providing a copy of the test results to the Borough prior to installation of the facility passed unanimously.

4. Modification of Section 315-52.G.3 SWMO. Allow the deferment of infiltration testing and verification of adequate depth to the limiting zone.

A Hasircoglu/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the modification request and allow the deferment of infiltration testing and verification of adequate depth to the limiting zone and provide a copy of the test results to the Borough prior to installation of the facility passed unanimously.

A Hasircoglu/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council conditional approval of the stormwater plan for Brookwood Apartments Parking Expansion and Reconstruction of Units 15 & 18 as presented passed unanimously.

b. Consider Recommendation for 1908 Saint Regis Lane Zoning Hearing (Unit for Care of Relative)

Mr. Morgan is scheduled to go before the Zoning Hearing Board for approval to construct an addition to his current resident and convert it from a single family residence to a multi-family residence in order to care for a relative.

A Deal/Hasircoglu motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Zoning Hearing Board that the addition for 1908 Saint Regis Lane be approved and that if there be a change in the disability of the resident and/or the property is sold that the addition would not be permitted to be used as a rental unit passed unanimously.

c. Preliminary Plan Review (continued) of Highfield Farm (Residential Development at 240 East Cottage Avenue)

The applicant is requesting a modification of Section 325-27.B.2. Sidewalks Adjacent to Proposed Streets. Existing East Cottage Avenue is being reconstructed as part of the improvements proposed for Highfield Farm. It is the opinion of the Borough Engineer that East Cottage Avenue is therefore a proposed Street and requires curb and sidewalk along both sides. The applicant is requesting a modification of the above-listed section of the Ordinance as it applies to the north side of Cottage Avenue, east of Spring Drive for the following reasons:

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1. There is no sidewalk from Spring Drive to the bank at 741 to provide a safely connected walking path, and the Street Ordinance does not require curb or sidewalk along East Cottage Avenue, west of Herr Avenue.

2. The School and Athletic Fields are located on the south side of Cottage Avenue, and a system of connected paths are planned by Highfield Farm and the adjacent Crossways Church will be located on the south side of Cottage Avenue. The applicant believes the safest pedestrian pattern is to encourage students to walk along the south side of Cottage by facilitating walking on the south side and discouraging it on the north side of Cottage. A walk along the north side that abruptly stops at Bordner Run will likely encourage crossing from the north side to the south side inappropriately.

3. Sidewalk along the north side that is not connected creates additional impervious surface with little benefit to the community.

A Hasircoglu/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the modification request for sidewalk adjacent to the proposed street on the north side of East Cottage Avenue passed unanimously.

A Hasircoglu/Hess motion that the Millersville Borough Planning Commission recommend to Millersville Borough Council to approve, at the request of the applicant, the one-month time extension request for the Highfield Farm preliminary plan passed unanimously.

OLD BUSINESS

None.

BOROUGH MANAGER

None.

ADJOURNMENT

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Gary Hess,
Secretary

EJA/lg