

MARCH 7, 2012
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 7, 2012 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 (absent)

OTHERS PRESENT

Phil Lastowski, Borough Council
Mike Kirkham, Borough Council
Luther Roth, 353 Barbara Street, Millersville
Mike Kirham, Borough Council
Glenda Riley, 357 Barbara Street, Millersville
Mike Leichliter, Penn Manor School District
Patricia Kadel, Lancaster County Planning Commission
James Hoke, 337 Barbara Street, Millersville
Jack Gardner, 29 Fresh Meadow Drive, Lancaster
Mike LaCesa, 5700 6th Avenue, Altoona, PA; Sheetz
Rob Visniski, Borough Engineer
Edward Arnold, Borough Manager

MINUTES

The Regular Meeting Minutes of December 7, 2011 were approved as printed with no additions or corrections.

The Regular Meeting Minutes of January 4, 2012 were approved as printed with no additions or corrections.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

Mr. Weidinger mentioned that Patricia Kadel is the new Lancaster County Planning Commission representative. He also mentioned that Mr. Walker is the newly appointed Millersville Borough Planning Commission Member.

Mr. Weidinger added that the Community Meeting on the Millersville Borough Comprehensive Plan in February and Marian Hull, URS Planning Group Leader will be at the April Planning Commission meeting to review the Comprehensive Plan.

NEW BUSINESS

- a. **Consider Preliminary/Final Plan with Waivers For Comet Field Commercial Development Plan**

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(Route 741 and Barbara Street)

The proposed plan is to develop a Sheetz convenience store/service station, a restaurant/gift shop and financial institution with drive-through service.

Mr. Saylor had some comments regarding the cover page which was submitted with the plan. There were no blocks at the bottom of the cover page indicating a review and signature for the Millersville Borough Planning Commission. There was a block for Lancaster Township Supervisors, Lancaster Township Planning Commission and the Lancaster County Planning Commission, etc. Note 15 reads, "these plans are prepared in conformance with the current engineering, zoning, building, sanitation and other applicable township ordinances and regulations". Millersville is not a Township, it is a Borough. He questioned if Millersville Borough's regulations were taken into consideration for zoning. Note 29 reads, "the construction of all streets shall comply with current Township standards". Some of the streets are going to be in Millersville Borough. On the plan, Sheet #6 shows the crosswalk on Barbara Street and it should have signs alerting motorists that there is a new crosswalk. On sheet #7 the sidewalk on 741 is not shown with a solid line, but with a dotted line and Mr. Saylor would like that addressed. There is a crosswalk from the Sheetz to the restaurant, but there is no crosswalk from the Sheetz lot to the bank and Mr. Saylor would like to have one provided to serve the bank.

Mr. Visniski mentioned receiving correspondence from the Millersville Borough Streets Superintendent with three issues. 1. There should be a pedestrian crossing sign at Barbara Street and Wabank Road; 2. The curb ends at Barbara Street and does not continue around the radius return to 741 so that the radius has an area that does not have a curb; 3. The speed limit should be 25 mph; 4. Most of the streets are in Lancaster Township so there needs to be agreement from them for any alterations; 5. There is a portion of the site which is separated by Barbara Street.

1. The applicant is requesting modification of Section 325-8 of the Subdivision and Land Development Ordinance (SALDO); waiver of the Preliminary Plan requirement.

A Sachs/Saylor motion that the Millersville Borough Planning Commission recommends to the Millersville Borough Council to approve the waiver request for the Preliminary Plan requirement due to the submission of a sketch plan and previous meetings and correspondence with the Borough also subject to the applicant providing all information on the Final Plan that is required for the Preliminary Plan passed unanimously.

2. The applicant is requesting modification of Section 325-26.D.1 of the SALDO; a cartway width of 28 feet for relocated Barbara Street instead of the required minimum 34 feet cartway width. This will allow a smooth transition from the existing 27.55 feet on Barbara Street. No parking signs will be provided along Barbara Street to prohibit on-street parking.

A Sachs/Saylor motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the modification request and show on the plan the location of "no parking" signs along Barbara Street to prohibit on-street parking and provide new line painting in existing Barbara Street to the satisfaction of the Borough passed unanimously.

3. The applicant is requesting Modification of Section 325-27.B.2 of the SALDO; eliminate the requirement to provide sidewalk between the proposed parking compound and the west side of the proposed private access drive due to the grading constraints in relation to the storm water design. Sidewalks are provided on the east side of the private access drive.

A Saylor/Hess motion that the Millersville Borough Planning Commission recommends to the Millersville Borough Council to approve modification request and to show on the plan the location of the proposed bike path along Wabank Road extended passed unanimously.

4. The applicant is requesting modification of Section 315-50-D Storm Water Management Ordinance (SWMO) to waive the requirement to provide groundwater recharge due to the inadequate soils infiltration rates measured on the site and determined by field tests, and due to the Conestoga Limestone geology of the site (carbonate), which is susceptible to sinkhole formation as evidenced by a documented sinkhole located just east of the site.

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A Sachs/Saylor motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the waiver request and to provide a note on the plan to be recorded referencing the report with last revised date for which the site evaluation for storm water infiltration and soils testing was conducted passed unanimously.

5. The applicant is requesting modification of Section 315-51.A SWMO to waive the physical requirements for storm water management facilities (including freeboard, emergency spillway, embankment and anti-seep collar requirements) for the proposed BMPs which are small, shallow and dispersed in nature and do not fit with the requirements of "traditional storm water management facilities".

A Saylor/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the waiver request subject to the applicant providing documentation the 100 year storm flows from the proposed rain gardens and underground storm water management basins can be safely conveyed through the site without on-site or off-site property damage passed unanimously.

6. The applicant is requesting modification of Section 315-51.E SWMO allowing the use of smooth-lined corrugated plastic pipe under the traveled cartway instead of the required reinforced concrete pipe.

A Sachs/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the modification request subject to the applicant using flowable backfill for areas within the street and provide a trench detail for the storm sewer passed unanimously.

7. The applicant is requesting modification of Section 315-50.A.6 SWMO to allow several pipes to be installed on level grade to function as storm water management storage pipes or as dual purpose storage/conveyance pipes, instead of the required 0.5% minimum pipe slope.

A Saylor/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the applicants modification request subject to providing pre-treatment measures acceptable to the Borough for the storm water discharging into the pipes with 0% slope that function as storm water management storage pipes or a dual purpose storage/conveyance pipes. Pre-treatment could include inlets with "Snout" and sump for sediment removal before discharging into these pipes. And providing Operation and Maintenance measures on the plan to the satisfaction of the Borough that will address removal of any accumulated sediment and debris in the facilities to ensure long term sustainability of the BMPs passed unanimously.

OLD BUSINESS

None.

BOROUGH MANAGER

None.

ADJOURNMENT

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Gary G Hess,

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EJA/lg

Secretary