

**MAY 4, 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, May 4, 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**

Charlie Schmehl, Urban Research and Development Corp; Comprehensive Plan Proposal  
Harry Roth, Rothplan; Comprehensive Plan Proposal  
Rebecca Denlinger, Rettew; Comprehensive Plan Proposal  
Craig Raynor; Pennoni Associates Inc.; Millersville University  
Greg Petruno, Project Manager; Millersville University  
Justin Evans, LCPC  
Ron Frisbie, Jr.; Millersville University  
Roger Bruszewski; Millersville University  
Dick Morianity, Mayor  
Phil Lastowski, Borough Council  
Jack Gardner, Borough Council  
Rob Visniski, RAV Associates; Borough Engineer  
Edward Arnold, Borough Manager

**MINUTES**

The Regular Meeting Minutes of April 6, 2011 were approved with one correction.

**SECRETARY'S REPORT**

None.

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

None.

**NEW BUSINESS**

**a. Preliminary/Final Plan Review for Millersville University Ganser Library**

Mr. Raynor, Pennoni Associates Inc., representing Millersville University, explained that the project consists of the renovation of the existing 101,500 SF facility and constructing six(6) additions totaling 9,039 s.f. +/- . The proposed additions will increase the existing building's 22,500 s.f. footprint by 3,400 s.f. +/- . The project includes replacing obsolete plumbing, HVAC, and electrical systems in the building. A fire suppression system will be added. Minor adjustments will be made to the existing parking area adjacent to the library to accommodate new mechanical equipment. The number of parking spaces will not change as a result of this project. The existing walkways to the north and east will be replaced with a walkway system to accommodate a future sculpture garden and provide direct access to the existing North George Street pedestrian crosswalk.

Millersville University requests the following waivers of the SALDO and SWMO for the project:

**Modification #1 - Section 325-8 SALDO**

The applicant requests relief from submitting a preliminary plan.

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A Sachs/Saylor motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve modification #1 conditioned that the applicant should provide all information on the Final Plan that is required for the Preliminary Plan passed unanimously.

**Modification #2 – Section 325-9.G SALDO**

The applicant requires relief from providing financial security for the proposed improvements.

A Sachs/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve modification #2 conditioned that the applicant should provide an engineer's cost opinion for the proposed public improvements passed unanimously.

**Modification #3 – Section 325-25.A SALDO**

The applicant requests relief from providing property monuments since the parcel is part of the overall campus.

A Sachs/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve modification #3 due to the nature of the plan and the location of the plan is within the University Campus passed unanimously.

**Modification #4 – Section 325-25.B SALDO**

The applicant requests relief from providing property markers since the parcel is part of the overall campus.

A Sachs/Saylor motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve modification #4 due to the nature of the plan and the location of the plan is within the University Campus passed unanimously.

**Modification #5 – Section 315-51.S SWMO**

The applicant requests relief from providing utility/drainage easements within the project site. All utilities within the project area are University owned and an access agreement will be provided to allow Borough representatives access to the site.

A Sachs/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve modification #5 conditioned that the applicant note on the plan that Millersville Borough shall have the right to inspect the stormwater facilities at any time, require the owner to take corrective measures and assign the owner reasonable time periods for any necessary action, authorize maintenance to be done by the Borough and liening the cost of work against the properties of the owner responsible for the maintenance and require the owner to repair and replace water quality facilities damaged by routine activities or due to extensive aging passed unanimously.

**Modification #6 – Section 315-51.A(8) SWMO**

The applicant requests relief from providing a stainless steel orifice plate and hardware.

A Saylor/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of modification #6 due to an acceptable design substitution for an outlet structure that does not utilize hardware or a separate orifice plate passed unanimously.

**Modification #7 – Section 315-50.D(2) SWMO**

The applicant requests relief from the requirement for providing groundwater recharge.

A Deal/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of modification #7 due to the results of the Geotechnical Report that recommended against infiltration passed unanimously.

**Modification #8 – Section 315-52.H(1) SWMO**

The applicant requests relief from the requirement for providing storage volume for water quality.

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A Deal/Saylor motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of modification #8 due to the usage of other methods of water quality BMP's (Best Management Practices) passed unanimously.

A Saylor/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the preliminary/final plan for Millersville University Ganser Library with the added stipulation that the Stormwater Maintenance and Management Agreement between Millersville Borough and Millersville University be completed prior to a Certificate of Occupancy be issued for this building passed unanimously.

**b. Site Plan Review for Millersville University's East Frederick Street Pedestrian Walkway**

The site plan was presented with improvements and/or modifications as required by recommendations and motions.

A Saylor/Hess motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the concept of the vacation of East Frederick Street to Creek Drive at the intersection of James Street and the acquiring of East James Street as presented passed unanimously.

A Saylor/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council concur with moving forward with the project with Millersville University, the Borough do some studies and some recommendations and directives for the use of Ann Street passed unanimously.

**c. Comprehensive Plan Review Proposals:**

A representative from each of the following consulting firms made a presentation for the purpose of obtaining the bid for updating the Millersville Borough Comprehensive Plan.

1. Urban Research and Development Corp
2. Rothplan
3. Rettew

Planning agreed to review information provided by the participating consultants and revisit the proposals at the next meeting.

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

None.

**ADJOURNMENT**

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Gary G Hess,  
Secretary

EJA/lg