

**NOVEMBER 3, 2010**  
**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, November 3, 2010 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**

Bony Dawood, 2020 Good Hope Rd., Enola, PA; Student Lodging Inc.  
Geoff Beers, 29 Ridgefield Dr., Lancaster, PA; Student Lodging Inc.  
Bob Slabinski, 411 W. Charlotte St., Millersville, PA; Student Lodging Inc.  
Jack Gardner, Borough Council  
Rob Visniski, RAV Associates, Inc.; Borough Engineer  
Edward Arnold, Borough Manager

**MINUTES**

The July 7, 2010 Regular Meeting Minutes were approved with no additions or corrections.

**SECRETARY'S REPORT**

None.

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

Mr. Weidinger welcomed Mrs. Sachs back as a member of the Millersville Borough Planning Commission. She was appointed to the Planning Commission position by Borough Council in June 2010. Mr. Weidinger also congratulated Mr. Hess and Mrs. Deal who were recently reappointed for another term as members of the Millersville Borough Planning Commission.

**NEW BUSINESS**

a. **Consider Waiver of Land Development for Brookwood Court Apartment Buildings Replacement Project**

The applicant, Student Lodging, Inc., is requesting a waiver of the land development process to continue the replacement of buildings on the South side of Hillview Avenue. It is Student Lodging, Inc.'s desire to replace the existing buildings over a 2 to 4 year period primarily during the summer when occupancy is at its lowest level. The request for a waiver of the land development process is similar to the waiver that was granted for the reconstruction of Units 15 and 18. As with the reconstruction of Units 15 and 18, the applicant is proposing to rebuild student accommodations in the general area of the existing buildings.

The applicant will comply with all Borough Ordinance requirements and offers the following information in support their waiver request:

- A total of 62 units exist on the south side of Hillview Avenue of which 12 have already been replaced. The remaining 50 units will be replaced with 48 units thereby reducing the density of the complex.

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- This project will provide a safer atmosphere for the residents through the replacement of existing buildings with new buildings that comply with all current building code requirements.
- Student Lodging, Inc. will provide additional parking where appropriate. It should be noted that the property currently provides parking in excess of Ordinance requirements. Student Lodging, Inc. provides free parking stickers to students with automobiles.
- Student Lodging, Inc. will continue to provide safety features inclusive of lighting, emergency call boxes, and security cameras.
- The Replacement Project will meet or exceed all applicable federal, state, county and borough ordinance requirements including but not limited to storm water management, parking and impervious cover.

**A Saylor/Deal motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the waiver request of Land Development requirements for the Brookwood Court Apartments buildings replacement project subject to the recommendations by the Borough Engineer including that the applicant submit plans and receive approval from the Fire Company, Utilities and submission of a storm water management plan passed unanimously.**

**b. Discussion on Number of Parking Spaces Required Under Zoning Ordinances**

The discussion was tabled until the next meeting when Mr. Gerber will be available to make his presentation.

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

**a. Mention of (MPC) 10 Year Comprehensive Plan Update**

Mr. Arnold recommended getting proposals from the firms which completed the previous versions of the zoning ordinance and comprehensive plan and also welcomes recommendations for any other firms to provide a proposal.

**b. Mention of Zoning Appeal Hearing Date Change**

Mr. Arnold mentioned that there will be a Zoning Hearing for 132 Landis Avenue on December 9, 2010 at 6:30 PM in the Borough Council Chambers. The Borough Solicitor will also be present.

**ADJOURNMENT**

**The meeting was adjourned at 7:50 PM.**

Respectfully submitted,

Gary G Hess,  
Secretary

EJA/Ig