

**NOVEMBER 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, November 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 (absent)  
Gary G. Hess, Secretary

Marilyn W. Sachs  
Michael D. Walker

**OTHERS PRESENT**

Geoff Beers, 29 Ridgefield Drive, Lancaster, PA; MU/Student Services, Inc.  
Bob Sempsey, 3949 Laurel Run, Columbia, PA; MU/Student Services, Inc.  
Jeremy Doss, 348 Enterprise Drive, Valdosta, GA; MU/Student Services, Inc.  
Bony Dawood, 2020 Good Hope Road, Enola, PA; MU/Student Services, Inc.  
Tom Godfrey, 2020 Good Hope Road, Enola, PA; MU/Student Services, Inc.  
Bob Slabinski, 411 W. Charlotte Street, Millersville, PA; MU/Student Services, Inc.  
Richard Mula, 202 W. James Street, Lancaster, PA; MU/Student Services, Inc.  
Edward Arnold, Borough Manager  
Rob Visniski, RAV

**MINUTES**

The Regular Meeting Minutes of October 3, 2012 were tabled for clarification.

**SECRETARY'S REPORT**

None.

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

None.

**NEW BUSINESS**

- a. **Review of Preliminary/Final Plan for Student Housing Replacement Phase 1 Located at Centennial Drive (Millersville University)**

The applicant is submitting a Preliminary/Final Land Development Plan for Phase 1 of a project proposed to replace existing student dormitories on the campus of Millersville University. Millersville University and Student Services, Inc. (SSI) intend to remove and rebuild the buildings in the area known as the South Guard along Centennial Drive. Phase 1 Plan includes the removal of three existing dormitories (Burrowes, Lenhardt, and Hobbs Halls), the removal of associated parking, construction of two new Residence Halls in the location of an existing parking lot and construction of new parking lots with associated utility connections and storm water management.

The applicant requests a waiver of Section 325-15.D.12 of the Millersville Borough Subdivision and Land Development Ordinance which requires that financial security be posted for the required and public proposed improvements. All improvements will be owned and maintained by Millersville University of Student Services, Inc.

**A Sachs/Walker motion that the Millersville Borough Planning Commission recommend to**

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the Millersville Borough Council to approve the waiver request due to the nature of the plan and the applicant is the State's higher education system conditioned upon the applicant providing an engineer's cost opinion for the proposed required and public improvements passed unanimously.

The applicant is requesting a waiver of Section 315-50.A.11 of the Millersville Borough Storm Water Management Ordinance which requires that roof drains cannot be connected to street or storm sewer system due to configuration and size of building, proximity to road and limited slope of the courtyards and use of a water quality enhanced basin.

**A Walker/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the waiver request due to the site conditions, location and nature of the project and proposed alternative conditioned upon providing BMPs for water quality treatment of storm water to the satisfaction of the Borough passed unanimously.**

The applicant is requesting a waiver of Section 315-51.E of the Millersville Borough Storm Water Management Ordinance which requires the minimum 15" diameter storm sewer requirement for the pipes in the courtyard of the buildings due to limited runoff areas and potential for high bedrock.

**A Hess/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to approve the waiver request for 12" diameter pipes since these pipes convey primarily roof runoff and small areas of courtyard conditioned upon verification that the 100-year storm flows are conveyed by the proposed 12" diameter pipes to the storm water management facilities passed unanimously.**

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

None.

**ADJOURNMENT**

The meeting was adjourned at 7:50 PM.

Respectfully submitted,

Gary G Hess,  
Secretary

EJA/lg