

**SEPTEMBER 5, 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, September 5, 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

**OTHERS PRESENT**

Geoff Beers, 29 Ridgefield Dr., Lancaster, PA; Student Services, Inc.  
Ron Frisbie, 315 S. Ninth St., Akron, PA; Millersville University  
Richard Murr, 202 W. James St., Lancaster, PA; Student Services, Inc.  
Bob Slabinski, 411 W. Charlotte St., Millersville, PA; Student Services, Inc.  
Roger Bruszewski, Millersville University  
Bony Dawood, 2020 Good Hope Rd., Enola, PA; Dawood Engineering  
Thomas Godfrey, 2020 Good Hope Rd., Enola, PA; Dawood Engineering  
T.A. Waltz, 1982 Sterling Place, Lancaster, PA; Millersville University  
Jim Stager, Borough Council  
Phil Lastowski, Borough Council  
Edward Arnold, Borough Manager  
Mark Myer, RAV

**MINUTES**

The Regular Meeting Minutes of August 1, 2012 were approved with no corrections or additions.

**SECRETARY'S REPORT**

None.

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

None.

**NEW BUSINESS**

- a. **Review Millersville University Student Housing Sketch Plan, Requesting Waiver of Preliminary Plan for Phase 1**

Student Services, Inc. submitted a sketch plan and waiver request for 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 Quad along Centennial Drive. The new residence halls are to provide for an enhanced student living and learning experience. The six existing dormitories in this area are well beyond their intended service life and in need of replacement. Based on minimizing impacts to the student population and Borough residents SSI proposes to replace the dormitory structures in a phased manner over a four year time period.

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The SSI team provided a comprehensive overview of the dormitory replacement concept plan and proposed project phasing. Existing Conditions Plan, Dormitory Replacement Plan – Phase One and Dormitory Replacement Plan – Overall Project were submitted for review.

For the SSI team to maintain the projected time frame to replace the existing structures in conjunction with construction cycles associated with student needs and establishing the funding for the project the following submissions and waiver requests were proposed:

- Sketch Plan (in process)
  - Waiver request of Preliminary Plan for Phase One only
- Final Land Development Plan – Phase One
  - Submission will include all the requirements for Preliminary and Final Land Development Plan
- Preliminary Plan – Overall Project (Phases Two thru Four)

Phase One will include construction of a new dormitory structure within the existing parking lot at the rear of Lenhardt and Burrowes Halls. This location provides for the least impact and greatest safety for the student population to begin the phased reconstruction of the South Quad. Phase One will also include replacement parking on the opposite side of Centennial Drive (350 spaces). The first phase of work is intended to start construction in May of 2013 for completion by August 2014 prior to the start of the fall semester.

SSI will submit a preliminary plan for the replacement of all the buildings and then a final plan for the first phase of work. Time constraints to allow construction of Phase One to begin by the Summer of 2013 requires a preliminary plan waiver for Phase One. As the details of the remaining phases are completed, a formal preliminary plan will be submitted for the overall project. A final plan will then be submitted each year for the remaining three phases of work to complete the total replacement project by 2017.

**A Walker/Sachs motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council to waive the Millersville University Student Housing Preliminary Plan for Phase 1 conditioned upon receiving a full preliminary plan by 12/31/2012 passed unanimously.**

b. **Consider Comments on Millersville University Special Exception Zoning Request (North Prince Street Properties)**

Mrs. Sachs noted that Tab 2, item 12 of the Zoning Hearing Board Application stated, “There are no structures planned to be constructed on these sites.” She requests that the word “planned” be removed from the statement. Mr. Hess added that he feels it is a shame that Millersville University (MU) allowed the properties to deteriorate to the point of not being salvageable. It’s sad because these are historical properties that have been left to ruin because MU would not make improvements to them because they didn’t want the houses to be rented and had another use for the land. Mr. Weidinger mentioned that it is a failure from everybody’s part, not just MU. The demise of the properties was even presented before the Commonwealth Court. Reasonable people should have been able to find reasonable solutions. Reasonable solutions were proposed but were turned down. Now it is to a point where the properties must be torn down because they are unsafe and uninhabitable. Mrs. Sachs said that she felt somewhat responsible, as she was on Borough Council at the time, for what has happened to the properties because Borough employees were not made to and make sure something was done to salvage the properties.

There was no formal recommendation from the Planning Commission regarding the special exception request.

**OLD BUSINESS**

None.

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**BOROUGH MANAGER**

Mr. Arnold mentioned that Millersville Borough received word from the Lancaster County Redevelopment Authority that the next part of W. Frederick Street will be funded with a \$250,000 grant from the County.

**ADJOURNMENT**

**The meeting was adjourned at 8:05 PM.**

Respectfully submitted,

Gary G Hess,  
Secretary

EJA/lg