

**OCTOBER 1, 2014**

**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, October 1, 2014 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 (absent)

Marilyn W. Sachs  
Michael D. Walker

**OTHERS PRESENT**

Geoff Beers, Student Services, Inc./Millersville University  
Thomas Godfrey, Dawood Engineering, Millersville University  
Bob Slabinski, Student Services, Inc.  
Mark Huber, Lancaster County Planning Commission  
Sam Bigler, 17 Wabank Road, Millersville  
Lynn Miller, Borough Council  
Brad Stewart, Lancaster County Planning Commission  
Dave Aichele, Borough Council  
Ray Huber, 321 Manor Avenue, IMMERSE  
Mike Kirkham, Borough Council  
Ed Hersh, Local Economic Development Committee  
Keith Eshleman, 25 Manor Avenue, John Herr's Village Market  
Joan Krayner, Manor Builders  
Rob Visniski, RAV, Borough Engineer  
Edward Arnold, Borough Manager

Mr. Weidinger mentioned that Ruth Feller, long-time borough resident, active in local politics and her community's well-being, passed away earlier in the week.

**MINUTES**

The Regular Meeting Minutes from September 3, 2014 were approved as printed.

**SECRETARY'S REPORT**

None.

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

None.

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**NEW BUSINESS**

a. **Millersville University (Applicant Student Services, Inc.) Student Housing Replacement Final Plan Phase 3**

Student Services, Inc. proposes Phase 3 MU Student Housing project at South Quad along Centennial Drive under a Final Land Development Plan. The project involves the removal of three existing dormitories (Harbold, Hull and Gaige Halls) and existing parking. Two new residence halls are planned in the location of the former Diehm Hall which will result in a net reduction of 35 beds on campus and a net increase of 175 parking spaces.

Although the Final Plan shows minor changes in the Phase 3 building footprints and parking lot configurations from that originally proposed in the Preliminary Plan, the layout appears to be generally consistent with the approved Preliminary Plan.

The applicant is requesting a modification of Section 325-15.D.12 of the Subdivision and Land Development Ordinance to eliminate the requirement for an improvements guarantee for the required proposed improvements. All improvements will be owned and maintained by Millersville University or Student Services, Inc.

The Borough Engineer recommends conditionally approving the modification request due to the nature of the plan and the applicant is the State's higher education system. Conditions for approval are to provide an engineer's cost opinion for the proposed Borough required improvements for Phase 3 and to provide an as-built (record) survey of the required improvements in Phases 1 and 2 upon completion of stormwater management construction of each of the phases.

**A Sachs/Saylor motion that the Millersville Borough Planning Commission recommends to the Millersville Borough Council to approve the modification request to eliminate the requirement from the improvements guarantee for the required proposed improvements because all improvements will be owned and maintained by Millersville University of Student Services, Inc. with the two conditions recommended by the Borough Engineer passed unanimously.**

**A Saylor/Sachs motion that the Millersville Borough Planning Commission recommends to the Millersville Borough Council to approve the final plan for the Millersville University (Applicant Student Services, Inc.) Student Housing Replacement Plan Phase 3 conditioned upon recommendations by the Borough Engineer passed unanimously.**

b. **Downtown Business Conceptual Plan Presentation/Discussions (County Planning Representatives Present)**

Presentation made by Lancaster County Planning Commission representatives relating to creating a downtown for Millersville Borough at the intersection of Manor and Leaman Avenues. Discussion will continue at the November 5, 2014 Planning Commission meeting.

**OLD BUSINESS**

None.

**OCTOBER 1, 2014**  
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**BOROUGH MANAGER**

**a. Official Map Ordinance Discussion**

At their meeting on September 10, 2014, the Planning and Betterment Committee discussed possible objectives for an official map. They set a list of items to be considered as recommendations for the Planning Commission. This topic will be up for discussion at the next Planning Commission meeting on November 5, 2014 meeting.

**b. Complete Streets Resolution**

The Lancaster County Planning Commission developed a draft model Complete Streets Policy for municipalities and had a workshop on September 16, 2014 to discuss the topic.

**ADJOURNMENT**

**The meeting was adjourned at 9:00 PM.**

Respectfully submitted,

Edward R. Saylor,  
Vice Chairman

EJA/lg