

APRIL 5, 2023
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chairperson Michael Weidinger on Wednesday, April 5, 2023, at 6:30 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMISSION MEMBERS IN ATTENDANCE

Michael J. Weidinger, Chairperson James A. Stager, Secretary
Gary G. Hess, Vice Chair Lauren E. Hauck, Council President
Anne Thundercloud, Member

OTHERS PRESENT

Daniel M. Gast, Millersville University
Rob Moyer, Code Enforcement and Zoning Officer and Building Code Official
Robert Visniski, P.E. of RAV Associates

MINUTES OF PREVIOUS MEETING

The minutes from January and February 2023 were reviewed. Ms. Hauck motioned to approve the minutes as submitted, seconded by Mr. Stager, and approved unanimously.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None

NEW BUSINESS

- 1) While waiting to see if the developer was planning to attend the meeting, Mr. Weidinger addressed agenda item 2. Review changes to the zoning amendment for the TND for 741 property.
 - a. During the comprehensive plan development process, a zoning amendment was written to zone the open 54 acres of property on 741 Traditional Neighborhood Development (TND). However, the existing open property at 506 Manor Avenue, Millersville, PA was not initially included in the amendment. The two properties have two different owners, but it is logical to zone both TND.
 - b. After brief discussion on the zoning amendment hearing and review process, Ms. Hauck motioned to approve the inclusion of the property at 506 Manor Avenue in the zoning amendment to TND, seconded by Mr. Stager, and approved unanimously.

- 2) Mr. Weidinger moved on to agenda item 3. Discussion of lighting of the MU baseball field.
 - a. The item was discussed at a recent borough council meeting, however the construction request needs to be routed to Rob Moyer, as Code Enforcement and Zoning Officer for review.
 - b. Mr. Hess and Mr. Weidinger offered some history on the approval process for construction of the baseball field and the commitment made in 2006 by Millersville University to not light the field. The current Millersville Borough lighting ordinance limits the height of the lights to 35 feet, unless the use is for a public facility. The request, as reviewed by council, is for 80-foot light poles.
 - c. After additional discussion on the potential impact of the proposed field lighting on the immediate neighbors, the concept of a “public facility”, and the correct processing of the construction request, the Planning Commission was fully informed. The members agreed to offer suggestions for a lighting curfew on the request if the Code Enforcement and Zoning Officer routes the construction request to the Zoning Hearing Board.
 - d. After the Planning Commission completed approval of the property transfer plans as noted below, Mr. Weidinger invited Mr. Gast to discuss his concerns as a representative of Millersville University. Mr. Gast discussed the construction request process and was

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reminded by Mr. Moyer to submit three copies of the plans along with the request.

3) Item 1. on the agenda: Plan review for 36-38 Manor Ave, 29 Landis Ave.

Representatives of the consulting engineers that prepared the plans, Sanchez and Associates were not in attendance. Mr. Visniski presented the plan for a transfer of property at the rear of 29 Landis Avenue to 36-38 Manor Avenue. Mr. Visniski noted that the stormwater management plan has not yet been completed.

Ms. Hauck motioned and Mr. Hess seconded to approve the plan, revision date 2-21-23, as submitted, and conditioned on completion of the Stormwater Management plan, and a positive approval by the Lancaster County Planning Commission and by RAV Associates.

Motion was approved unanimously.

ADJOURNMENT. at 7:30PM.

Respectfully submitted,

James A. Stager, Secretary
JAS/AT