

SEPTEMBER 6, 2023
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chairperson Michael Weidinger on Wednesday, September 6, 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

Jim Hocker, Derck & Edson for Millersville University
Rob Moyer, Code Enforcement and Zoning Officer and Building Code Official
Robert Visniski, P.E. of RAV Associates
Andy Boxleitner, Acting Borough Manager

MINUTES OF PREVIOUS MEETING

The minutes from June 2023 were reviewed. Mr. Hess moved approval of the minutes as submitted, seconded by Ms. Hauck, and approved unanimously.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

Andy Boxleitner was introduced as Acting Borough Manager.

NEW BUSINESS

- 1) Mr. Weidinger addressed agenda item 1. Preliminary Land Development, Millersville University Lombardo Hall. The letter dated September 5, 2023, from R A V Associates, was reviewed by the PC members. Copies of this letter are available in the Borough office.
 - a. Mr. Weidinger invited comments on several of the open items identified within the letter: B14 Project Phases, C9 Infiltration Rates, and C14 SWM Easement
 - i. B14 Project Phases. Mr. Hocker clarified the funding being coordinated through the Pennsylvania Department of General Services may eliminate Phase 2. Mr. Visniski requested that the identified Phase 2 be assigned a timetable of 5 years for completion.
 - ii. C9 Infiltration Rates. Mr. Hocker will detail the results in an appendix for the final plan submission.
 - iii. C14 SWM Easement. Messrs. Weidinger and Visniski indicated the Borough Solicitor would review and submit a letter.
 - b. Mr. Weidinger opened discussion of the waiver/modification requests detailed in Section F of the letter dated September 5, 2023, from R A V Associates:
 - i. F1 Plan Requirement for Phase 2: Based upon the 2 conditions Mr. Hess made a motion to conditionally approve, seconded by Ms. Hauck, and unanimously approved by the PC with satisfaction of the identified conditions.
 - ii. F2 Street Widths: Mr. Stager made a motion to approve, seconded by Ms. Hauck and unanimously approved by the PC.
 - iii. F3 Escrow Requirements: Based upon the stated condition Mr. Hess made a motion to conditionally approve, seconded by Mr. Stager, and unanimously approved by the PC with satisfaction of the identified condition.
 - iv. F4 Financial Security: Based upon the stated condition Ms. Hauck made a motion to conditionally approve, seconded by Mr. Stager and unanimously approved by the PC with satisfaction of the identified condition.
 - v. F5 Guaranty of Improvements: Based upon the stated condition Mr. Stager made a motion to conditionally approve, seconded by Ms. Hauck and unanimously

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- approved by the PC with satisfaction of the identified condition.
- vi. F6 Curb Height: Ms. Thundercloud made a motion to approve, seconded by Mr. Hess and unanimously approved by the PC.
 - vii. F7 Tract Boundaries: Based upon the stated condition Mr. Stager made a motion to conditionally approve, seconded by Mr. Hess and unanimously approved by the PC with satisfaction of the identified condition.
 - viii. F8 Monuments and Markers: Based upon the 2 conditions Mr. Stager made a motion to conditionally approve, seconded by Mr. Hess and unanimously approved by the PC with satisfaction of the identified conditions.
 - ix. Mr. Weidinger reiterated that the final development plan will be submitted digitally to the Borough, Messrs. Boyer, Boxleitner, and Visniski. He invited the PC to approve the plan with the conditions outlined. Ms. Hauck made a motion to approve, seconded by Mr. Stager. The PC voted unanimously to approve the land development plan with satisfaction of the identified conditions.
- 2) Mr. Stager's term ends October 2023 and he will not be available for another term. Ms. Hauck will request the Personnel Advisory Committee to review nominees for the PC and make a recommendation to Borough Council.

ADJOURNMENT. at 7:00 PM.

Respectfully submitted,

James A. Stager, Secretary

JAS/AT