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MILLHEIM BOROUGH PLANNING COMMISSION
REGULAR MEETING
August 24, 2010

The regular meeting of the Millheim Borough Planning Commission was called to order by Vice-Chairperson, Tom Strebel, at 7:00 p.m. with the following persons in attendance: Linn Auman, David Sprowls, Tom Strebel, Sharon Heckman, Glenn Ripka, Bob Jacobs, Kathy Campana, Alma Confer, Deborah Fox, Natalie Pena, and Rick Swanger

Absent: Dennis Bressler and Nicole Thompson

A motion to approve the May 25, 2010 minutes as presented was made by Linn Auman and seconded by David Sprowls. Motion carried. (No meetings were held in June and July.)

OLD BUSINESS:

The Solicitor is still working on the Walter Street issue.

At this time, no further information is available on a water/sewer authority.

NEW BUSINESS:

The proposed Dollar General Store site plan and proposed amendments to the Zoning Ordinance were discussed:

1. A map presented by Natalie Pena of the Hutcheson Property Management Group and site plan drawings presented by Bob Jacobs of the Centre County Planning Office was reviewed. Deborah Fox, Vice-President of the Hutcheson Property Management group explained they plan to move Alma Confer's driveway twenty to thirty feet west and that they are paying the costs for this change. A letter of support to be included with the submission of the PennDot Highway Occupancy Permit Application was requested from Millheim Borough approving this move. Mr. Ripka would need a copy of the PennDot Application signed by Alma Confer before preparing the letter.
2. Bob Jacobs explained that the zoning for the property was originally split for two uses to allow for smaller businesses along Rt. 45 but the proposed Dollar General Store encroaches into the other zone on this property. On the Official Map, the proposed extension of Walter Street could be shifted to the lower boundary of the property along the Penn Township line or the proposed road could be eliminated now and reevaluated at a later date. A motion was made by Linn Auman and seconded by David Sprowls to recommend to Council that the portion of the Walter Street Extension from the Barbara (Houser) Kerstetter property to the eastern Borough boundary be eliminated. Motion carried.
3. Based on that recommendation, a motion was made by Linn Auman and seconded by David Sprowls to recommend to Council that the Village Residential-Low Density Zone be eliminated and that the Village-Mixed Use Zone be continued to the eastern Millheim Boundary on the Zoning Map to allow for this and other business development. Motion carried.

Mr. Jacobs discussed recommended changes to the Zoning Ordinance as follows:

Article II – Definitions:

1. Pages 18 & 22 – A motion was made by Linn Auman and seconded by David Sprowls to recommend to Council that the Neighborhood Retail Business definition be revised to include language from the Retail Business definition and delete the Retail Business definition from the Zoning Ordinance. Motion carried.

Article III – District Regulations:

1. Page 30 – Conservation/Agricultural District – add Building Setback criteria - Lot Width and Setbacks were discussed. A motion was made by David Sprowls and seconded by Linn Auman to recommend that Council add the Conservation/Agricultural District Setback Criteria for Article

- III- District Regulations on Page 30 as Front - 20 ft.; Side - 10 ft.; and Rear - 20 ft. Motion carried.
2. Page 36 – Village (Mixed Use) District – revise the Lot Width and Building Setback Lines with additional criteria for non residential uses. Mr. Jacobs explained that the setback in the Village-Mixed Use zone is designed for smaller businesses and are only for the buildings not parking lots. The consensus was to allow the proposed Dollar General Store to retain the existing tree line and keep the same planting schedule. The possibility of shifting the building was discussed and Ms. Pena explained that would require a new drawing and approval by Dollar General. Mr. Jacobs explained that the two-way aisle space at the side parking area is fifty feet. He thinks this can easily be shaved down and not hamper the overall building design. This is important because there are residential housed on either side. A motion was made by Linn Auman and seconded by David Sprowls to recommend that Council revise the Setback Criteria for the Village-Mixed Use Zone on page 36 to have no required lot width for non-residential properties and make the setbacks as Front – 25 ft.; Side – 25 ft.; Rear – 50 ft. Motion carried.

Article III – Detail Design Standards:

1. Page 42 - Revise Green space requirements – sections 1a, 1b, 1d, and 1e – The consensus of the group was that sections 1a, 1b, and 1d are not an issue so there is no need to revise these three sections. Mr. Jacobs explained that the Green Space plan approved on a site plan is the plan that is adhered to. A motion was made by Linn Auman and seconded by David Sprowls to recommend that Council amend Article III Page 42; 1(e) by eliminating the second sentence. Motion carried.
2. Page 50 – Revise requirement that prohibits a flat roof on buildings - A motion was made by Linn Auman and seconded by David Sprowls to recommend that Council eliminate all of section 7(b) on Page 50. Motion carried.
3. Page 51 – Parking and parking lots. Revise section 9b to allow parking in the front of buildings in the Village-Mixed Use and Industrial Districts - A motion was made by Linn Auman and seconded by David Sprowls to recommend that Council revise Page 51 section 9(b) to allow parking in the front of buildings in the Village-Mixed Use and Industrial Districts. Motion carried.
4. Page 52 – Add lighting standards and criteria to minimize impacts to neighboring properties and motorists. In addition, the proposed criteria will ensure that the appropriate style and function of the lighting fixtures compliment the Millheim Historic District and adjacent neighborhoods. - Mr. Ripka explained that lighting of signs is covered by the Sign Ordinance. He also explained that the proposed Dollar General Store has cut the size of their signs to meet the ordinance. One sign will be at the road and one will be on the building but the signs will not be backlit. Mr. Jacobs explained he hasn't seen a light plan for the proposed Dollar General Store. He suggested that decorative light poles like downtown should be considered. A motion was made by Linn Auman and seconded by David Sprowls to recommend that Council review lighting standards and criteria. Motion carried.

Mr. Jacobs explained to Ms. Fox that a formal submission of the plan must be made to the Centre County Planning Office by the first Thursday of the month for consideration at the next month's meeting.

Tom Snook requested he be added to the agenda for tonight's meeting because he plans to subdivide his property on North Street and he needs a letter from Council with regard to water/sewer capacity and approval to connect to the systems. Since Mr. Snook didn't come to tonight's meeting, no recommendation will be forwarded to Council.

Mr. Ripka raised concerns that conversion apartments are approved but perhaps there should be a limit set on the number of apartments per building. Mr. Jacobs explained that the number of persons allowed per square foot would be found under the UCC Codes. Mr. Sprowls will get Mrs. Heckman the information from State College Borough because they have restrictions of apartment sizes and number of people.

A motion was made by Linn Auman and seconded by David Sprowls to adjourn the meeting at 8:31 p.m. Motion carried.