

MILLHEIM BOROUGH COUNCIL  
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**MILLHEIM BOROUGH PLANNING COMMISSION  
REGULAR MEETING  
May 25, 2010**

The regular meeting of the Millheim Borough Planning Commission was called to order by Chairperson, Nicole Thompson, at 7:00 p.m. with the following persons in attendance: Linn Auman, David Sprowls, Tom Strebel, Nicole Thompson, Sharon Heckman, David Rearick, Gary & Glenda Winkleman.

Absent: Dennis Bressler

Gary Winkleman representing Dollar General requested preliminary review of proposed plans. Linn Auman explained that plans must be submitted to the Centre County Planning Office and the Borough waits for a formal review from the County. The zoning of the property was discussed because the front is commercial and the rear is residential. This must also be discussed with the Centre County Planning Office and a waiver on the criteria of the zones that affect the property could be requested. Mr. Winkleman then requested a letter from the Borough with regard to water/sewer capacity/approval to connect to the systems. A motion was made by Linn Auman and seconded by Tom Strebel to recommend that the Borough Council do a letter for sewer and water service for Dollar General. Motion carried.

David Rearick is interested in building a shop on Mr. Houser's twenty-four acres of land zoned as Industrial. He questioned where the exact location of the dividing line is between Industrial and Village Residential. The line is located on the ridge and runs along the old road above the shed. This allows the ridge to help act as a buffer with the Industrial Zone on the south side and the Residential Zone on the north side of the ridge. Mr. Rearick requested a variance so he wouldn't be required to connect to the sewer and he requested permission to put the building on the north side of the ridge. Mr. Rearick was told he would be required to connect to the Borough's public water and sewer service and the building would need to be located on the south side of the ridge. He would also be required to build the entrance to his driveway to this building like the existing entrance to Gladell Drive off Rt. 45 with a 50 ft. right-of-way; back 50 ft. and a radius for high density volume. Linn Auman and David Sprowls will look at the road location after tonight's meeting.

A motion to approve the April 27, 2010 minutes as presented was made by Linn Auman and seconded by Tom Strebel. Motion carried.

**OLD BUSINESS:**

The Solicitor is still working on the Walter Street issue.

No further information is available on a water/sewer authority.

David Sprowls distributed a hand-out explaining how State College Borough handles requests to grind sections of sidewalks so they comply with the ADA height variance. He explained that they are allowed to grind 1-1/2 inches and must match smoothly to be accepted. Mr. Sprowls explained that if the sidewalk is too thin it cracks by the next inspection and must be replaced at that time. After some discussion, the consensus of the group was to take no action and leave the wording of the Sidewalk Standards as it is now written.

**NEW BUSINESS:**

The wording of Ordinance #219 was reviewed. After some discussion, the consensus of the group was to recommend that Council amend this ordinance as follows:

1. Change the heading of Section 2 to read "Permit Required for Driveways, Street, and Roads."
2. Change the heading of Section 3 to read "Driveway Standards."

3. Remove all wording from Section 3 and change it to read "All driveways, streets and roads refer to current Centre County specifications."

Sharon Heckman reported for Glenn Ripka that Barb Feltenberger at First National Bank will have the bank representatives contact him about submitting different sign designs for the HARB to review as they agreed to in May 2008.

A motion to adjourn the meeting at 8:10 p.m. was made by Linn Auman and seconded by David Sprowls. Motion carried.

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Sharon A. Heckman, Recording Secretary