

MILLHEIM BOROUGH COUNCIL  
225 EAST MAIN STREET  
P.O. BOX 421  
MILLHEIM, PA 16854  
(CENTRE COUNTY)

FAX (814) 349-5733

PHONE (814) 349-5350

**MILLHEIM BOROUGH PLANNING COMMISSION  
REGULAR MEETING  
October 25, 2011**

The regular meeting of the Millheim Borough Planning Commission was called to order by Chairperson, Tom Strebel, at 7:00 p.m. with the following persons in attendance: Linn Auman, Dennis Bressler, David Grazier, David Sprowls, Tom Strebel, Sharon Heckman, Glenn Ripka, Brian Niewinski and Leslie Warriner.

**CITIZEN'S INPUT:** None

A motion was made by Dave Sprowls and seconded by Denny Bressler to approve the minutes of the June 28, 2011 meeting as presented as no meetings were held in July, August or September. Motion carried.

**OLD BUSINESS:**

- The signed and approved Final Subdivision Plan for Craig & Mary Ellen Storm was received from the Centre County Planning Office. An easement for the Borough's existing waterline is shown as a notation on this approved plan.

**NEW BUSINESS:**

- The Dollar General Land Development Plan received from the Centre County Planning Office was reviewed and discussed. The County Planning Office will consider these plans at their meeting on November 15, 2011 and are asking for the Borough's comments or questions. The discussion raised some specific questions but the general concern was that this plan doesn't include anything that was agreed to at the meeting in mid-August in the Centre County Planning Office. In response to Dave Grazier's question, Glenn Ripka explained that if the building is 10,640 sq. ft. a fire suppression system would be required. He explained that tanks could be used as a reservoir to store the water and a high volume pump could be installed but to date he hasn't seen the building plans.

Dave Sprowls asked if they have a Highway Occupancy Permit (HOP) because the plan indicates HOP Drawings but no drawings are attached. Linn Auman explained that during the meeting at the Centre County Planning Office the Dollar Store Representatives were told by Michelle Mayes of PennDot that this permit process should be started right away.

During the meeting at the Centre County Planning Office, the Dollar General Store representatives were told about the items that had previously been approved for this project (i.e., signs, etc.) Nothing is listed on the plan about prior approvals. Also, the landscape plan shows a buffer around the building but not in the buffer zone and there is no note on the plan that states it will comply with the Borough's Buffer Zone.

The following concerns/questions are to be submitted to Anson Burwell at the Centre County Planning Office to consider during his review:

1. Is there a Highway Occupancy Permit because this dictates where the driveway is to be located?
2. Why hasn't the Borough seen the HOP drawings?
3. Is there an Easement or a Replot on the Andrew Miller driveway?
4. Why doesn't this plan show anything that was discussed at the meeting in mid-August with the Centre County Planning Office and the things that had already been approved? (i.e., signs, lighting, buffer zones)

- The Lot Additions and Replot Proposal of Jamey Fye, Gary Gyekis & Loanne Snavely received from the Centre County Planning Office was reviewed and discussed. Responsibility of the new property line between the church and the parsonage was discussed but it was determined that it is a private issue between the property owners. The Borough's concern with this replot is that the 20 foot sewer easement be continued over to the church property.

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

The next Planning Commission meeting will be November 22, 2011 (if necessary).

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Sharon A. Heckman, Recording Secretary