

**JUNE 3, 2015**

**MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES**

The Millersville Borough Planning Commission Meeting was called to order by Michael Weidinger with the pledge to the flag followed with a moment of silence on Wednesday, June 3, 2015 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

**COMMITTEE MEMBERS**

Michael J. Weidinger, Chairman  
Edward R. Saylor, Vice Chairman  
Gary G. Hess, Secretary

Marilyn W. Sachs  
Michael D. Walker

**OTHERS PRESENT**

Lynn Miller, Borough Council  
Kelly Charles, 221 Manor Avenue, Millersville  
Deborah Sielski, 354 Manor Avenue, Millersville  
Brad Stewart, LCPC  
Ray Huber, 321 Manor Avenue, IMMERSE  
Tom Files, 16 Wabank Road, Millersville  
Steve & Phyllis Giberson, 332 Manor Avenue, Millersville  
Ellen Sellers, 337 Manor Avenue, Millersville  
Joan Hershey, RGS  
Edward Arnold, Borough Manager

**MINUTES**

The Regular Meeting Minutes from May 6, 2015 were approved as printed.

**SECRETARY'S REPORT**

None.

**CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)**

None.

**NEW BUSINESS**

a. **Downtown Business District Consultant (RGS) Public Information Gathering Session**

Two public meetings were held to review the project timeline and schedule, discuss possible zoning district types and possible zoning formats and also to discuss possible incentives, market flexibility and architectural form standards.

Commercial property owners were invited to attend Listening Session #1 which was held at 5:00 PM and the Economic Development Task Force members were invited to attend Listening Session #2 which was held at 6:00 PM. Both meetings were open to the public.

General comments regarding the Downtown Business District raised concerns about

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parking, traffic, pedestrian safety and the future of Heisey alley. There was a desire to preserve green space, encourage sustainable design to address stormwater as an incentive, concern about crime, how to draw new commercial businesses to this new district.

New commercial zoning for the International House Site (IMMERSE) could help get the best long-term tenants. There are stormwater management, parking and setback concerns due to a low point at Manor Avenue and Leaman Avenue intersection. The targeted user is professional offices near Manor Avenue with academic, soccer and residential uses preferred at the north; the soccer field could be for community use. There is a desire to preserve the north area of the International House (IMMERSE) site as open space instead of new plazas.

The zoning format should have incentives for the developer with flexibility for long-term tenants. A preference would be for a zoning overlay. However, if the current zoning is not changed there could be long-term effects from the underlying zoning if it is not changed. The Planning Commission members are open to a Form Based Code hybrid district to address architectural transitions.

Mr. Arnold added that this community is worse off than some other communities because of Millersville University and Penn Manor School District due to their tax exempt status. The small amount of business assessment currently does not help the sustainability of this community with the existing tax structure. Over the last twelve years the tax rate increase has been moderate. Going forward, the tax rate will eventually rise significantly and the State legislature is not ready to restructure the property tax laws to work in our favor. By the time they figure it out, the millage in the borough will be three times what it is now and there will be the same number of police officers and same assets that we have now. This is a measure to add sustainability to the borough going forward. Businesses typically have less demand on public service than residents do. The majority of our community is residential. That means that the majority of residents pay the entire tax load rather than shouldering some with business. Businesses can pick some of that load up, i.e. offer jobs, provide employment, and taxes that we currently do not receive now. From a monetary aspect, there is no alternative to offer the residents that pay taxes in this community based on what he sees happening in Harrisburg. There will be no, or at best, minimal relief to the residents with any State budgetary or legislative changes.

**OLD BUSINESS**

None.

**BOROUGH MANAGER**

None.

**ADJOURNMENT**

**The meeting was adjourned at 9:25 PM.**

Respectfully submitted,

Gary G. Hess,  
Secretary

EJA/lg