

February 10, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, February 10, 2026, in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

COUNCIL MEMBERS

Lauren Hauck, President – absent
Joseph Lane, Vice President
Gregg Barley
Michael Kaufhold

Philip A. Lastowski, Mayor
W. Michael Miklos, Asst. Secretary
Ryan Hoffman
Marianne Kerlavage – absent

OTHERS PRESENT

Brandon Williams, Garman Builders
Mark Cloyd, Garman Builders
Reilly Noetzel, Barley Snyder, representing Garman Builders
Connor Kilgore, Garman Builders
Nicholas Wilkerson, Garman Builders
Alex Piehl, RGS Associates, representing Garman Builders
Dave Rhodes, 25 Wabank Road, Millersville
Angela Cuthbert, 106 Kready Avenue, Millersville
Gary Hess, 453 N. George Street, Millersville
Randy Snyder, 209 Manor Avenue, Millersville
Dorothy Imel, 1902 Blue Ridge Drive, Lancaster
David Sykes, 344 Valley Road, Millersville
Ken Weaver, 13 Blue Rock Road, Millersville
Richard Frantz, 55 N. Duke Street, Millersville
Ed and Stephanie Hersh, 72 Blue Rock Road, Millersville
Linda Bellile, 437 Penn View Drive, Millersville
Ed McManness, 321 Manor Avenue, Millersville
Mike Weidinger, 146 Victoria Road, Millersville
Kyle Miller, Borough Streets Superintendent
Les McMullen, Borough Wastewater Treatment Plant Superintendent
Emma Danae Droz, Borough Administrative Specialist
Rebecca DeSantis-Randall, Borough Manager
Jeff Margevich, Borough Chief of Police

PUBLIC HEARINGS:

Before the meeting was called to order, two public hearings were held.

The first public hearing related to the Ordinance Accepting Bunker Hill, Chamberlain Lane, and Lynne Lane as Part of the Public Road System of Millersville Borough. With no public comment, Council Vice President (VP) Lane made a motion to approve the Ordinance Accepting Bunker Hill, Chamberlain Lane, and Lynne Lane as Part of the Public Road System of Millersville Borough. Council Member (CM) Miklos seconded the motion. The motion passed unanimously.

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ORDINANCE NO. 2026-02

Ordinance Accepting Bunker Hill, Chamberlain Lane, and Lynne Lane
as Part of the Public Road System of Millersville Borough

The second public hearing related to the Ordinance to Amend the Code of Ordinances to Add Traffic Regulations for Streets Within and Serving the Lafayette Place Development. VP Lane opened the floor to public comment, and Linda Bellile, 437 Penn View Drive, expressed her desire for the ordinance. After public comment, VP Lane made a motion to approve the Ordinance to Amend the Code of Ordinances to Add Traffic Regulations for Streets Within and Serving the Lafayette Place Development. CM Hoffman seconded the motion. The motion passed unanimously.

ORDINANCE NO. 2026-03

Ordinance to Amend the Code of Ordinances to Add Traffic Regulations
for Streets Within and Serving the Lafayette Place Development

PLEDGE TO THE FLAG AND MOMENT OF SILENCE

VP Lane then called the meeting to order at 6:02 PM, followed by a pledge to the flag as well as an observed moment of silence.

APPROVAL OF MINUTES

VP Lane made a motion to approve the January 27, 2026, Council meeting minutes. CM Miklos seconded the motion. The motion passed unanimously.

CITIZEN REQUESTS OR CONCERNS:

Mike Weidinger, 146 Victoria Road, voiced his opposition to the Borough entering into any agreements with federal Immigration and Customs Enforcement (ICE) to enforce immigration laws in the Borough. He also asked that the Borough consider passing an ordinance prohibiting officers in the Borough from being masked. Mayor Lastowski informed those present that he and Chief Margevich were working on a written policy expressing the Borough's stance on ICE, which would be made available to Council for approval in the coming weeks.

Dorothy Imel, 1902 Blue Ridge Drive, brought several questions to Council. She asked when to expect a public hearing regarding Garman Builder's text amendment to the Traditional Neighborhood Development Ordinance. She asked why the Borough spent money to put together the Comprehensive Plan if the Borough did not intend to follow the Plan. She also asked how the park consultant Barry Isett and Associates was being paid, which Manager DeSantis-Randall confirmed would be out of the grant awards. Ms. Imel further endorsed Linda Bellile to fill the vacancy of Millersville resident member on the Blue Rock Regional Fire Commission. Lastly, she asked that Council minutes not use abbreviations and acronyms, as she finds them difficult to understand.

Linda Bellile, 437 Penn View Drive, requested again that Council appoint her as the Millersville resident member of the Blue Rock Regional Fire Commission. She highlighted her

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standing relationship with the Commission and the letter the Commission had submitted to Council requesting that Ms. Bellile be the representative.

CM Kaufhold gave a shout out to the work of the Conestoga River Club.

PRESENTATION BY GARMAN BUILDERS: TEXT AMENDMENT TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT ORDINANCE

Brandon Williams and Mark Cloyd of Garman Builders (Garman) delivered the presentation of Garman's proposed text amendments to the Traditional Neighborhood Development Ordinance. Mr. Williams noted that Garman has named the proposed development the "Crossings at Penn Ridge." He then reviewed the history of Garman's presentations to Council since 2024 and reviewed some of the changes to the plan since Garman's last presentation, including a reduction in unit count due to grading, ongoing work on the architectural manual, and traffic planning (including a proposed roundabout on Rt. 741). He noted that more in-depth traffic planning with PennDOT had to wait for Council's approval of the text amendments. Mr. Williams then reviewed each of the proposed zoning text amendments which related to apartment dwellings as both mixed and standalone uses, the dimensions of porches, residential and commercial front setbacks, rear load alley lots, mixed-use and apartment dimensional requirements, building and business identification signs, residential development signs, streetscape requirements, and open space planning.

Council then asked questions relating to the proposed amendments, with most questions relating to traffic planning and safety. Council asked whether the future traffic study would address how pedestrians can safely exit the development. Council also asked about adding additional turning lanes to improve the flow of traffic on Rt. 999 and Rt. 741. Council expressed concern about the proximity of outdoor dining areas to the proposed roundabout, and Garman noted there would be safety measures implemented in line with the future traffic study. Mayor Lastowski noted the need for fire hydrants that would be compatible with Blue Rock's equipment. Council asked about the timing for the proposed text amendment, and Manager DeSantis-Randall noted that if Council voted to advertise the amendment at the next Council meeting, then the earliest public hearing could take place in late April or early May following review by the Borough's Planning Commission and 45-day review by the Lancaster County Planning Commission. Council recommended that Manager DeSantis-Randall place the vote to advertise on the February 24th meeting agenda.

After Council's questions, Mr. Cloyd presented a summary of Garman's grant efforts to support traffic improvements for the proposed development. Garman applied for three grants, one from Greenways, Trails, and Recreation Program (GTRP) through the PA Department of Community and Economic Development (DCED), one from the Multimodal Transportation Fund through the DCED, and one from the Redevelopment Assistance Capital Program (RACP) through the state. Mr. Cloyd stressed that application for and award of these grants had no intention of bypassing or shortcutting the entitlement process, but was necessary given the timing of the grant applications and awards. Mr. Cloyd further noted that the grants are reimbursement-based, meaning Garman would not receive any grant funding unless the projects are actually completed and that Garman could not begin construction until the grants are awarded. Mr. Cloyd then reviewed each grant for Council:

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- Garman had received no award under the GTRP grant.
- Garman has been awarded \$600,000 under the Multimodal Transportation Fund grant for off-site improvements. Alongside the Multimodal grant, Garman was informed by Senator Scott Martin's office that they may receive up to \$1.4 million in discretionary funding for additional off-site improvements. Details of the discretionary funding were not yet known. Mayor Lastowski asked whether the project would have an association to care for streets and lawn maintenance. Mr. Cloyd confirmed there would be an association, and that Garman currently intends there to be a mix of private and dedicated roads in the development.
- Garman had not yet received news on the RACP grant. Garman's RACP grant application, in the amount of \$3.5 million, would be limited to horizontal improvement in the commercial, mixed-use, and apartment portions of the project, such as excavation, water/sewer/stormwater, gas/electric, curbs and sidewalks, and landscaping. Award announcements are expected sometime in February. CM Miklos asked whether solar would be an option for potential homeowners, which Mr. Cloyd said was unlikely.

Manager DeSantis-Randall lastly noted that the Borough engineer had reviewed the proposed text amendment and recommended additional clarifying language regarding pedestrian walking path technical specifications.

ACTION ITEMS

Manager DeSantis-Randall presented the request for approval of the appointment of Barry Isett and Associates as Special Project Consultant for park improvement projects and other landscape architecture projects. She explained that with the Borough's grant awards for Phase 1 of the Park Master Plan, the Borough now needs a project consultant who will lead the design of the project and help perform the procurement of the different aspects of the project. As the firm who helped the Borough obtain the grants, Barry Isett and Associates would discount its fees by the amount paid for the grant support, and would be available to help the Borough with further grant applications. After discussion, VP Lane made a motion to approve the appointment of Barry Isett and Associates as Special Project Consultant for Park Improvement Projects and Other Landscape Architecture Projects. CM Barley seconded the motion. The motion passed unanimously.

VP Lane then brought forward appointment of Borough representative to UCC Board of Appeals Appointment Committee. Manager DeSantis-Randall explained the role would have very little time commitment, but was needed at this time. After discussion, VP Lane made a motion to appoint Rebecca DeSantis-Randall as the Borough Representative to the UCC Board of Appeals Appointment Committee. CM Hoffman seconded the motion. The motion passed unanimously.

VP Lane brought forward acceptance of the resignation of Michael Rossi, Maintenance Worker I, and approval to advertise position. Manager DeSantis-Randall explained that since the Borough was already advertising for the same position with several promising applicants, she hoped to be able to hire two candidates from the first advertisement without needing to advertise

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again. VP Lane then made a motion to accept the resignation of Michael Rossi and advertise the position to fill the role of Maintenance Worker I.

WORKSHOP ITEMS

CM Kaufhold brought forward discussion of candidates for Blue Rock Regional Fire Commission Vacancy and invited each candidate to speak. The candidates were Linda Bellile, Gary Hess, Angela Cuthbert, and Randy Snyder. The candidates each presented their qualifications and why they believed they were best suited for the role. After the candidates spoke, CM Kaufhold made a motion to place the appointment of one of the candidates to the Blue Rock Regional Fire Commission on the Feb 24th agenda. VP Lane seconded the motion. The motion passed unanimously.

CM Kaufhold then brought forward discussion of candidate for Civil Service Commission Alternate Member Vacancy. He explained there was only one candidate, Jeffrey Rambish, and invited Mr. Rambish to speak. After discussion, CM Kaufhold made a motion to approve the appointment of Jeffrey Rambish to the Civil Service Commission with a term ending 12/31/31. CM Miklos seconded the motion. The motion passed unanimously.

CM Miklos brought forward a discussion of possible Native Gardens and Pollinator Plants Ordinance. He explained the benefits of native gardens, including reduced runoff, increased biodiversity and pollinators, cooling effects, and less mower noise. CM Miklos then discussed potential features of a Native Gardens and Pollinator Plants Ordinance, such as lists of permitted plants, a defined process for code enforcement, and a review process. He suggested that the Borough host a community presentation in conjunction with Penn State Agriculture or the Lancaster Conservancy. Council then discussed the possible ordinance, noting the need for restrictions to avoid overgrowth and vermin and to ease code enforcement. Manager DeSantis-Randall noted three sample ordinances were provided to Council. Council also wanted to provide definitions and a process to help guide homeowners without creating an undue burden. After discussion, CM Miklos made a motion to authorize the Borough Manager to work with the Solicitor to draft a native garden ordinance. CM Kaufhold seconded the motion. The motion passed unanimously.

Manager DeSantis-Randall then brought forward discussion of the Subdivision and Land Development Ordinance (SALDO) and Street and Sidewalk Ordinance Updates. She explained the history of the ordinance updates, and that they were finally ready for final review and approval. Next steps included sending the two draft ordinances to the Lancaster County Planning Commission and the Borough's Planning Commission, with a public hearing to be held in April or May. She advised that this process should be completed prior to the approval of any potential development plans from Garman. After discussion, VP Lane made a motion to authorize the Borough Manager to send the SALDO draft to the Lancaster County Planning Commission and the Borough's Planning Commission for their review and begin advertising both ordinances for an April or May public hearing. CM Barley seconded the motion. The motion passed unanimously.

MAYOR'S REPORT

Mayor Lastowski reported that he met with PA Representatives Ismail Smith-Wade-El and Jordan Harris, thanking both for the state grants awarded to the Borough for the Park Master

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Plan. He also reported that the Town and Gown meeting with Millersville University went well and included discussions on attracting new businesses and new students to the Borough. Lastly, he noted he would attend a Lancaster County Mayor's Association lunch in the coming weeks.

BOROUGH MANAGER'S REPORT

Manager DeSantis-Randall noted the continued advertising of the Zoning Hearing Board vacancy.

PRESIDENT'S REPORT

VP Lane noted that Council President Hauck was absent due to illness and wished her a speedy recovery.

CITIZEN REQUESTS OR CONCERNS:

Ed Hersh, 72 Blue Rock Road, voiced his appreciation for ICE.

Ken Weaver, 13 Blue Rock Road, voiced his concerns about the impact of the proposed Garman development on the Borough, including traffic conditions, tractor trailers having to pass through a roundabout, stress on the school district and school taxes. He further voiced concern about being compared to Lancaster City and that Garman's proposed changes did not align with Borough Code. He also voiced his appreciation for ICE.

Linda Bellile, 437 Penn View Drive, expressed concern about pedestrian traffic with the proposed Garman development. She also expressed her desire to have Garman add a fence between the proposed development and the Quaker Hills community.

David Sykes, 344 Valley Road, voiced concern about the possible Native Gardens and Pollinator Plants Ordinance. He requested that the potential ordinance have a list of permitted plants and to require native gardens to have a 30-foot setback from public curbs and a 10-foot setback from private boundaries. He also suggested that for the proposed Garman development that Garman add an access road across from the Catholic church to avoid stand-still traffic with roundabout.

Stephanie Hersh, 72 Blue Rock Road, requested public access to the Garman slide deck. She also requested that Council add a second public comment to both Council meetings and not just the first Council meeting of each month.

EXECUTIVE SESSION:

VP Lane made a motion to go into executive session concerning discussion of renewed MOU with Police Association regarding police recruits. CM Miklos seconded the motion. The motion passed unanimously. Council entered executive session at 8:03 PM and returned at 8:22 PM.

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ADJOURNMENT

CM Miklos made a motion to adjourn. CM Kaufhold seconded the motion. The motion passed unanimously. The meeting adjourned at 8:22 PM.

Rebecca DeSantis-Randall
Borough Secretary

RADR/edd