

February 11, 2025

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, February 11, 2025, in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 6:01 PM by Council President (CP) Joseph Lane. The meeting began with a pledge to the flag as well as an observed moment of silence.

COUNCIL MEMBERS

Marianne Kerlavage
Phyllis Giberson
Mary Ann Gerber – absent
Linda Bellile

David T. Aichele, Mayor
Darlene Eager – absent
Joseph Lane
Michael Kaufhold

OTHERS PRESENT

Joy Olcott, The Loft Community Partnership LLC
Aaron Skelly, 465 Herr Avenue, Millersville, The Loft Community Partnership LLC
Brandon Williams, Garman Builders
Mark Lloyd, Garman Builders
Connor Kilgore, Garman Builders
Jason Garman, Garman Builders
Reilly Noetzel, Barley Snyder, representing Garman Builders
Alex Piehl, RGS Associates, representing Garman Builders
Ed Hersh, 72 Blue Rock Road, Millersville
Seth Johnston, 339 N George Street, Millersville
McKenna Goldstein, 804 Hillview Avenue, Millersville
Hope Davis, 804 Hillview Avenue, Millersville
Riley Canan, 804 Hillview Avenue, Millersville
Ethan Hartner, 804 Hillview Avenue, Millersville
Pat Seibert, 300 E. Charlotte Street, Millersville
Dave Rhodes, 25 Wabank Road, Millersville
Dorothy Imel, 1902 Blue Ridge Drive, Lancaster
Sam Bigler, 17 Wabank Road, Millersville
Stephanie Hersh, 72 Blue Rock Road, Millersville
Gary Hess, 453 N. George Street, Millersville
Rev. Robert Haslam, 216 Herr Avenue, Millersville
Michael Miklos, 67 W. Charlotte Street, Millersville
Foster Howell, 407 N. George Street, Millersville
John Cauler, 105 Bridlewood Court S., Lancaster
Xavier Cauler, 105 Bridlewood Court S., Lancaster
Richard Frantz, 55 N. Duke Street, Millersville
Nickole and Jeremy Nafziger, 201 Manor Avenue, Millersville

PUBLIC HEARING:

There was a public hearing held relating to an Ordinance to Amend the Millersville Borough Code of Ordinances, Chapter 380, Zoning, to Create a New Use Entitled “Community

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Resource Facility”; to Permit the Use in Certain Zoning Districts Within the Borough; and to Establish Specific Criteria Related to the Use. With no public comments and no discussion from Council, CP Lane made a motion to approve the Ordinance to Amend the Millersville Borough Code of Ordinances, Chapter 380, Zoning to Create a New Use Entitled “Community Resource Facility” Petitioned by the Loft Community Partnership LLC. Council Member (CM) Kaufhold seconded the motion. The motion passed unanimously.

ORDINANCE NO. 2025-01

Ordinance to Amend the Millersville Borough Code of Ordinances,
Chapter 380, Zoning to Create a New Use Entitled “Community Resource Facility”
Petitioned by the Loft Community Partnership LLC

MAYOR’S PROCLAMATION

Mayor Aichele made a proclamation to establish February 15th as National School Resource Officers Day.

APPROVAL OF MINUTES

CP Lane made a motion to approve the January 28, 2025, minutes. CM Giberson seconded the motion. The motion passed unanimously.

CITIZEN REQUESTS OR CONCERNS: None

PRESENTATION: GARMAN BUILDERS

Brandon Williams of Garman Builders presented the two most recent proposed concept plans for the property at Route 741 and Route 999, one “By Right” plan and the other “Preferred” plan. He briefly described the history of the plans’ review by both the Planning Commission and the Public Welfare and Public Works (PW&PW) Committee, as well as the changes made to the plans per the Commission’s and the Committee’s requests. He focused on the “Preferred” concept plan by recommendation of the Planning Commission, which has a total of 357 dwelling units (136 of which would be apartment units) and 42,000 square feet of commercial space. The new plan has a density of 6 dwelling units per acre and includes some apartments over commercial space per the PW&PW Committee’s request. Council then provided feedback to Garman.

CM Kaufhold asked about the possibility of adding an exit to and/or from the proposed development onto Route 741 to improve traffic flow. Mr. Williams said it would have to be discussed with PennDOT. CM Giberson thanked Garman for incorporating the feedback from the PW&PW Committee. She further asked Garman to work with PennDOT to improve traffic flow for both Route 741 and Route 999. She finally acknowledged that not everyone on Council or in the Borough would be happy with a development on the property or the inclusion of apartments, but that the “Preferred” plan would be the best option for everyone. CM Bellile seconded this opinion.

Reilly Noetzel of Barley Snyder, representing Garman Builders, then asked Council for confirmation to move forward with a formal submission of a petition to change the Zoning Ordinance, which CP Lane confirmed. CM Bellile expressed that she wanted more public

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input on the plan before it was approved, and Mr. Noetzel stated that the process would include multiple opportunities to receive public input.

FINANCE ADVISORY COMMITTEE MEETING

CP Lane took a roll call of the members of the Finance Committee, in which three of the four members were present (CMs Lane, Giberson, and Kerlavage).

CP Lane made a motion to accept the January Financial Reports and authorize staff to satisfy the ordinary and routine obligations incurred by the Borough for this month. CM Giberson seconded the motion. The motion passed unanimously. This item moves out of committee.

With no further agenda items and no further questions, CP Lane closed out the Finance Committee meeting.

PERSONNEL ADVISORY COMMITTEE MEETING

CM Bellile took a roll call of the members of the Personnel Committee, in which two of the four members were present (CMs Bellile and Kaufhold).

CM Bellile opened up the Committee meeting with review of candidate applications for the Zoning Hearing Board vacancy appointment. She invited Zoning Hearing Board applicant Ed Hersh to come forward and explain his interest in the position. At this point the Committee determined the discussion should be tabled until the February 25, 2025, meeting due to a lack of quorum.

The continued discussion of Borough adoption of the provisions of Act 49 of 2024 regarding police military service “Buy Back” was tabled until the March 11, 2025, meeting due to lack of quorum.

CM Bellile then closed out the Personnel Committee meeting.

PUBLIC WORKS AND PUBLIC WELFARE ADVISORY COMMITTEE

CM Giberson took a roll call of the members of the PW&PW Committee, in which three of the four members were present (CMs Giberson, Bellile, and Kaufhold).

The PW&PW Committee meeting began with a hearing for the appeal of a Disruptive Conduct Report. Appellants McKenna Goldstein, Hope Davis, Riley Canan, and Ethan Hartner of 804 Hillview Avenue gave their account of the evening of January 12, 2025. The Committee then invited the reporting officer, Officer Patrick Giberson, to give his account of events. After discussion, CM Giberson made a motion to deny the appeal of the tenants at 804 Hillview Avenue concerning the Disruptive Conduct Report issued on January 12, 2025. CM Kaufhold seconded the motion. A roll call vote was conducted:

CM Giberson – Yes
CM Kaufhold – Yes
CM Bellile – No

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This motion passed.

Borough Code Enforcement/Zoning Officer Rob Moyer then presented the January Codes and Zoning Report. There were no questions from the Committee.

CM Giberson brought forward continued discussion of the updated False Alarm Ordinance. After reviewing the background of the Ordinance, CM Giberson made a motion to advertise an Ordinance to Amend the Millersville Borough Code of Ordinances to Add a New Chapter 110, Alarm Systems, and schedule the public hearing. CM Kaufhold seconded the motion. The motion passed unanimously. This item moves out of Committee. CM Giberson finally noted there would be a resolution to set fees at a future meeting.

CM Giberson lastly brought forward approval to Advertise Draft Ordinance to Amend Parking Regulations on East Frederick Street. CM Giberson made a motion to advertise an Ordinance to Amend the Millersville Borough Code of Ordinances Chapter 350, Vehicles and Traffic, To Revise Parking Regulations and schedule a public hearing. CM Bellile seconded the motion. The motion passed unanimously. This item moves out of committee.

With no further agenda items and no further questions, CM Giberson closed out the PW&PW Committee meeting.

MAYOR'S REPORT: None

BOROUGH MANAGER'S REPORT

Manager DeSantis-Randall opened her report with a request for approval of a Municipal Yard Waste Agreement with Columbia Borough. She explained this new agreement had a slight pricing increase and included the additional disposal of the Borough's leaves as well as yard waste. CP Lane made a motion to approve the agreement with Columbia Borough for the receiving of Borough's municipal yard waste. CM Giberson seconded the motion. The motion passed unanimously.

Manager DeSantis-Randall lastly updated Council on the Park Master Plan and SALDO/Street Ordinance work. She explained that the Borough's consultant on these projects, URDC, closed at the end of January and that staff was contacting new firms to continue the started work. She noted that this did not require starting over, but that it may cause a cost increase.

PRESIDENT'S REPORT:

CP Lane thanked his fellow Council Members for attending the recent Planning Commission meeting. He then asked that Council Members make sure they are checking their Borough emails for communication from the Borough Manager and to access meeting materials.

UNFINISHED BUSINESS: None

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CITIZEN REQUESTS OR CONCERNS:

Stephanie Hersh, 72 Blue Rock Road, asked Council if there could be one or more public meetings to gain public input on the proposed Garman development similar to the meeting held during the drafting of the Borough's Comprehensive Plan. She also mentioned door-to-door flyers and posting to the Borough website and Facebook. Council said they would consider her request.

Ed Hersh, 72 Blue Rock Road, asked how the Borough's Comprehensive Plan compared to the proposed Garman development, and Council assured him that they would do all they could to align with the Comprehensive Plan.

Nickole Nafziger, 201 Manor Avenue, asked Council to consider the impact of the proposed Garman development on the whole community, especially Penn Manor School District and potential increases to property taxes. She further asked Council to consider charging Garman impact fees to help support the additional strain the proposed development would place on the community.

EXECUTIVE SESSION: None

ADJOURNMENT

CP Lane made a motion to adjourn. CM Giberson seconded the motion. The motion passed unanimously. The meeting adjourned at 7:11 PM.

Rebecca DeSantis-Randall
Borough Secretary

RADR/edd