

**January 12, 2021**  
**MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES**

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, January 12, 2021 in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 7:01 p.m. by Council President Carrie Smith followed by the pledge to the flag and a moment of silence was then observed.

**COUNCIL MEMBERS**

Carrie L. Smith	David T. Aichele, Mayor (via teleconference)
Lauren E. Hauck (via teleconference)	Brooke G. Magni (via teleconference)
Linda L. Bellile (via teleconference)	Mary Ann Gerber (via teleconference)
Daniel P. Ostrowski	Jenna L. Erb (absent)

**OTHERS PRESENT**

John D. Rochat, Borough Manager & Millersville Borough Chief of Police  
Jessie L. Ebersole, Millersville Borough Finance Officer (via teleconference)  
Andrew Boxleitner, Millersville Borough Street Department Superintendent  
Michael D. Walker, Millersville Borough Planning Commission Chair (via teleconference)  
Gary G. Hess, Millersville Borough Planning Commission Secretary  
Michael J. Weidinger, Millersville Borough Planning Commission (via teleconference)  
Dr. Victor DeSantis, Millersville University (via teleconference)  
Mamie Covell, Millersville University Student Advisor (via teleconference)  
Claire DeVinney, Penn Manor High School Student Advisor  
Elaine Jones, LNP (via teleconference)  
W. David Sykes, 344 Valley Road, Millersville  
Edward & Stephanie Hersh, 72 Blue Rock Road, Millersville (via teleconference)  
Lynn Miller, 10 Pilgrim Drive, Lancaster  
Lucas Charles, 221 Manor Avenue, Millersville  
Chris Venarchick, RGS, Murry Development

**CITIZENS' REQUESTS OR CONCERNS**

President Smith received two emails to be read into the record. The first letter was from Jeff Eberly, residing at 66 Allen Drive and a 10-year resident that is opposed to the project being proposed at the intersection of Rt 741 and Rt 999. The letter asked that Council please do not allow this to happen. He requested the development to be single-family homes. He stated the borough, and the roads cannot handle the volume that this development will create. He further asked that Council please consider future generations that will have to deal with this. The second was an email from Nikki Nafziger, residing at 201 Manor Avenue. She requested the impact to the School District be taken into account, as she believes this will put a burden on the School District that we can not afford. In addition, she believes this project will create more traffic issues along Rt 741 and lastly, she stated that there are many vacant business locations throughout the borough. She would hope the developer would take a more targeted approach to the types of businesses the

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borough would like to attract. She stated we already have three banks in the borough, do we really need another?

**NEW BUSINESS-CROSSGATES PHASE II**

Mr. Venarchick from RGS Associates joined by Mr. Bill Murry from Murry Development and the applicant for the conceptual plan, Crossgates Phase II Residential sketch plan. He provided some background information on the property's location and introduced the concept plan. His objective is to obtain feedback from Council before moving forward with the next steps of planning and engineering. The project is located on the Northside of Crossland Pass and is approximately 18 acres in the R3 residential high density zoning district. He stated the plan would compliment the existing development in the area. The proposal is 80 duplex units designed in side-by-side twin units, sold to buyers. The parcel to the East is in Manor Township and at the moment do not have a concept plan for that area. He commented they met last week with the Borough Planning Commission. Ms. Bellile asked for the density of the development. It was re-stated that there is approximately 18 acres and 80 units, so about 3.94 per acre. It was asked and confirmed that this is within the current zoning.

**MINUTES**

None

**REPORTS OF BOARDS, COMMITTEES, AND COMMISSIONS**

None

**PERSONNEL ADVISORY COMMITTEE REPORT**

None

**PUBLIC WELFARE AND PUBLIC WORKS ADVISORY COMMITTEE REPORT**

None

**FINANCE ADVISORY COMMITTEE REPORT**

None

**MAYOR'S REPORT**

Mayor stated Happy New Year and recognized we all have gotten through 2020 and hopes that 2021 will be much better. He shared an email received for a special request. A longtime Borough resident is turning 90 and due to COVID-19 restrictions, the family is requesting birthday cards be sent to Mr. Delfo Garbini at 427 N. George Street, Millersville.

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**MILLERSVILLE UNIVERSITY REPORT**

Ms. Covell updated reported that residents will be moving back in next week. They will be required to show proof of a negative COVID test within 48 hours or be tested that day from MU Health Services before receiving their room key.

Dr. DeSantis mentioned they will be doing random testing on a voluntary basis and that there will be approximately 100-150 random tests done weekly. The turn-around time on a rapid test is around 30 minutes. He noted that Health Services will continue the normal testing, as they have in the past. It was asked and answered that they have no information on vaccinations at this time and that only seven members of their health services team have been vaccinated.

**PENN MANOR REPORT**

Miss DeVinney reported hybrid learning will continue through February 5<sup>th</sup>. Sports have resumed and January 8<sup>th</sup> through 10<sup>th</sup> the Penn Manor High School play, A Class Action, was held virtually. They are considering a virtual presentation of the Spring Musical, "Now Hear This" which is scheduled for April 9<sup>th</sup> through 11<sup>th</sup>.

**BOROUGH MANAGER REPORT**

Chief Rochat mentioned our Sewer Enforcement Officer has notified us that he is not interested in filling the position of SEO for the coming year. We contacted the Borough's alternate SEO, Mark Deimler and he has agreed to be the Borough's primary SEO at the same fee schedule. Mr. Ostrowski made a motion to appoint Mark Deimler as the Borough's Sewer Enforcement Officer. Ms. Bellile seconded the motion. With no discussions the motion passed by a unanimous voice vote.

Chief Rochat mentioned they interviewed three candidates for the part-time clerk position and would like to extend an offer to hire Barbara "Bobbi" Richter at \$14.00 per hour. Mr. Ostrowski made a motion to hire, seconded by Ms. Hauck. With no discussions the motion passed by a unanimous voice vote.

Mr. Boxleitner, Street Superintendent requested permission from Council to move part-time employee, Mr. Hasselbach to the responsibilities of the most recent Park/Street Department retiree and to increase his salary to \$13.00 per hour. Mrs. Gerber made such a motion, seconded by Mr. Ostrowski. With no discussions the motion passed by a unanimous voice vote.

**PRESIDENT'S REPORT**

President Smith mentioned it is that time of year, the start of the year end Audit process. President Smith announced council woman Mrs. Erb submitted her resignation due to moving to Denver, PA. She thanked her for her service and time. With regret, Ms. Bellile made a motion to accept her resignation. Mrs. Gerber seconded the motion. With no discussions the motion passed by a unanimous voice vote. President Smith announced that at the next Council meeting they will entertain candidates to fill the vacancy. Applications and/or resumes should be submitted to the Borough Manager before noon on January 25<sup>th</sup>. It was confirmed that applicants are welcomed to just show up at the next council meeting as well. It was also confirmed that this vacancy expires at the end of this year.

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**NEW BUSINESS**

President Smith thanked the Borough Planning Commission for their work and time in putting together their recommendation on the potential development of land at the corner of Rt 741 and Rt 999. She re-iterated that there is no formal plan submitted, there will be no votes taken and that this is on-going discussions. Mr. Weidinger, Chairman of the Borough Planning Commission stated the report speaks for itself in the consideration of each item requested in the letter from RGS Associates and offered to answer any questions. Mrs. Gerber mentioned the report stated their recommendation was to not make changes the Traditional Neighborhood Overlay District. However, in their conclusion she asked for further clarity on their statement that they would not object to creating a new separate zoning district for that area. Mr. Weidinger stated that if Council decides to develop a new zoning district, they are willing to work with not just the developer but the community to meet and develop what is best for the community on that property. He further stated that this would take a while, not just a couple of weeks. It would involve a lot of people and involve hiring a consultant. President Smith asked Council if they wanted to pursue: 1) do nothing, 2) amend the Traditional Neighborhood Overlay or 3) work in a process which would create a new zoning district for just that area. Ms. Hauck re-stated the Planning Commission's objection to amending the TN Overlay to the developer's plan requests, as that would then make those changes applicable to the other TN Overlays in the Borough. Mr. Weidinger suggested that Council consider a steering committee lead by the Planning Commission and bring other people in and bring in a consultant to run the process. The consultant would organize and lead discussions that would involve public meetings. Mr. Weidinger stated you will probably never have a consensus, as there are people in the community that do not want the property developed at all and that the more inclusive the process, the more people feel they are listened to. He noted the developer can certainly be part of the process. Again, Mr. Weidinger stated it is Council's decision not the Planning Commission. The Planning Commission is in agreement to lead the process with guidance from Council. Mr. Ostrowski made a motion to recommend the Borough Planning Commission to formulate the process and a plan of action for Council to review and proceed. President Smith seconded the motion. Ms. Hauck stressed that this will be a huge undertaking that can take years and be expensive. Council agreed that the plan should include costs. With no further discussions the motion passed by a unanimous voice vote.

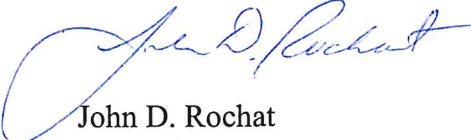
**EXECUTIVE SESSION**

None

**ADJOURNMENT**

Having no further business to discuss, Ms. Bellile made a motion to adjourn the meeting at 8:30 p.m., seconded by Mrs. Gerber.

Respectfully submitted,



John D. Rochat  
Borough Secretary

JDR/jle