

July 9, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Thursday, July 9, 2026, in the Large Group Instruction Room at Penn Manor High School, 100 East Cottage Avenue, Millersville, Pennsylvania.

Council President (CP) Lauren Hauck called the meeting to order at 6:00 PM.

COUNCIL MEMBERS

Lauren Hauck, President
Joseph Lane, Vice President
Gregg Barley
Angela Cuthbert

Philip A. Lastowski, Mayor
W. Michael Miklos, Asst. Secretary
Ryan Hoffman
Michael Kaufhold

OTHERS PRESENT

Brandon Williams, Garman Builders
Jason Garman, Garman Builders
Connor Kilgore, Garman Builders
Reilly Noetzel, Barley Snyder, representing Garman Builders
Alex Piehl, RGS Associates, representing Garman Builders
John Hershey, Lancaster County Planning Department
Adam Carnahan, 436 Herr Avenue, Millersville
Allen & Catharine Kaufman, 343 N. George Street, Millersville
Amy Welsh, Crossgates, Millersville
Andrea Fry, 2586 Valley Drive, Lancaster, Manor Township
Andy & Ashley Zook, 102 S. Duke Street, Millersville
Anthony Jaryn Trago, 200 Baumgardner Road, Willow Street, Pequea Township
Barbara Frankel & Miles Coultres, 201 Oak Knoll Circle, Millersville
Barry & Ellen Hammacher, 37 Chamberlain Lane, Millersville
Bill Boyd, no address given
Bob Hershock, 58 Quaker Hills Road, Lancaster, Millersville Borough
Brenda K. & David W. Haverstick, 136 Oak Knoll Circle, Millersville
Bria Van Cleve, Royal Road, Lancaster, Manor Township
Carol Thomas, 170 W. Charlotte Street, Millersville
Chad Martin, 1990 New Danville Pike, Lancaster, Lancaster Township
Christina Musselman, 3 Fern Trail, Holtwood, Martic Township
Chuck Good, 1908 Saint Regis Lane, Lancaster, Millersville Borough
Danny Owens, no address given
Dave Rhodes, 25 Wabank Road, Millersville
David & Cheryl Clayton, 126 Elizabeth Street, Millersville
David Sykes, 344 Valley Road, Millersville
Deb Jones, 130 Oak Knoll Circle, Millersville
Dennis & Pat Seibert, 300 E. Charlotte Street, Millersville
Dorothy Imel, 1902 Blue Ridge Drive, Lancaster, Millersville Borough
Ed Hlubny, 197 Oak Knoll Circle, Millersville
Elaine & Bill Pease, 17 Fresh Meadow Drive, Lancaster, Millersville Borough
Ellen & Bret Goodman, 60 Glen Oaks Drive, Lancaster, Millersville Borough
Gary Hess, 453 N. George Street, Millersville

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Grace M. & Mike Salm, 116 Village Green Lane, Lancaster, Millersville Borough
Gregg & Marilyn Lehman, 407 Manor Avenue, Millersville
Jackie Shaw, 165 Oak Knoll Circle, Millersville
James Charles, 130 N. Duke Street, Millersville
James Dougherty, 1698 Millersville Pike, Lancaster, Lancaster Township
Jennifer & Dennis Engle, 130 Village Drive, Millersville
Jennifer Quigley, 408 Manor Avenue, Millersville
Jennifer Rhodes Fritsch, 503 Thorngate Place, Millersville
Jill Luettgens, 1953 Wilderness Drive, Lancaster, Lancaster Township
Jim Daugherty, Millersville Pike, Lancaster Township
John & Shirley Lichty, 84 Municipal Drive, Millersville
John Michener, W. Charlotte Street, Millersville
Karen Eckert, 408 Stonegate Court, Millersville
Kathleen Hernandez, 46 Briargate Place, Millersville
Kathleen LeCompte, 195 Oak Knoll Circle, Millersville
Kathleen Simon, 13 Wabank Road, Millersville
Kathy Strosser, 329 Landis Avenue, Millersville
Katie Fichtner, 47 Oak Ridge Drive, Lancaster, Millersville Borough
Keith White, 463 Manor View Drive, Millersville
Kelly & Scott Charles, 221 Manor Avenue, Millersville
Ken Eckert, 104 Circle Road, Millersville
Ken Weaver, 13 Blue Rock Road, Millersville
Lamar & Cindy Zell, 2201 Stratford Road, Lancaster, Manor Township
Laura Maloney, 1917 Locust Point Lane, Lancaster, Millersville Borough
Leroy & Holly Claar, 18 Fresh Meadow Drive, Lancaster, Millersville Borough
Linda & Richard Bowermaster, 260 Sawgrass Drive, Millersville, Manor Township
Linda Bellile, 437 Penn View Drive, Millersville
Lisa Lewis, 2542 Valley Drive, Lancaster, Manor Township
Louis G. Zangari, 56 Fresh Meadow Drive, Lancaster, Millersville Borough
Mary Laughman, 139 Oak Knoll Circle, Millersville
Melissa & Dan Ostrowski, 413 Spring Drive, Millersville
Mike Homsher, 44 N. Duke Street, Millersville
Natalie Hendrix, 550 N. Plum Street, Lancaster, Lancaster City
Patricia Kettering, 123 Springdale Lane, Millersville, Manor Township
Patti Sauders, 715 Millersville Road, Lancaster, Millersville Borough
Pete Rios, 102 Landis Avenue, Millersville
Phyllis Giberson, 332 Manor Avenue, Millersville
Randall Snyder, 209 Manor Avenue, Millersville
Rebecca Musselman, 210 Blue Rock Road, Millersville
Remi J.R.D. Briand II, 2570 Honeysuckle Lane, Lancaster, Lancaster Township
Rich & Darlene Eager, 529 Oak Ridge Drive, Millersville
Rob & Kelly Kauffman, 1915 Locust Point Lane, Lancaster, Millersville Borough
S. Barley Russell, 321 Landis Avenue, Millersville
Sarah Fichtner, 7 Green Hills Drive, Lancaster, Millersville Borough
Shaun Scott, 165 Oak Knoll Circle, Millersville
Sherman Burkholder, 32 Bender Avenue, Millersville
Steve Daugherty, 57 Wabank Road, Millersville
Susan Guggenheim, 342 Manor Avenue, Millersville

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Terence Thompson, 455 Manor View Drive, Millersville
Thomas & Kathy Hyland, 31 Chamberlain Lane, Millersville
Tom & Brenda Erisman, 43 Whipporwill Drive, Lancaster, Pequa Township
Tom & Pat Dochat, 429 Penn View Drive, Millersville
Tom Szurok, 16 Green Hills Drive, Lancaster, Millersville Borough
Unnamed Resident, 143 Ridge Road, Millersville, Manor Township
Yvonne Crouse, 332 Owl Bridge Road, Millersville, Manor Township
Josele Cleary, Borough Solicitor
Rebecca DeSantis-Randall, Borough Manager

OPENING OF PUBLIC HEARING

CP Hauck opened the Public Hearing regarding the Ordinance to Amend the Millersville Borough Code of Ordinances, Chapter 380, Zoning, to Modify Certain Specific Criterial and Area and Bulk Requirements for a Traditional Neighborhood Development (TND) at 6:00 PM. Borough Solicitor Josele Cleary explained the procedure for the public hearing and reviewed the Municipal Planning Code requirements fulfilled by the Borough in order to hold the public hearing, including advertising and review by governmental bodies. She then reviewed the nature of the public hearing and procedures for public comment, noting that Council had elected to retain its standard policy on public comments, limiting each speaker to five minutes.

PRESENTATION BY GARMAN BUILDERS

Brandon Williams, Garman Builders, presented the background of the property and the proposed text amendment. He noted the property has been zoned for development since at least 2003. He explained that the proposed text amendments were primarily dimensional refinements or clarifications to the existing zoning requirements, with the most significant proposed change being allowed to build standalone apartments. The allowance for standalone apartments would significantly reduce the commercial space required in a by-right plan, and by extension reduce daily vehicle trips and allow for more green space, reducing traffic impacts. Mr. Williams also noted that the text amendment had been recommended for approval by both the Borough and Lancaster County Planning Commissions.

Council Member (CM) Kaufhold asked a few questions of Mr. Williams relating to entrances into the proposed development and traffic planning with PennDOT. CM Miklos asked about the square footage of the individual proposed standalone apartment units; Mr. Williams stated it would likely be between 1200 and 1400 square feet. CM Barley asked how many of the apartment buildings would be built over commercial; Mr. Williams stated it would be two of the six proposed buildings.

Jason Garman, Garman Builders, then emphasized that based on Garman's models, the proposed plan would reduce daily traffic trips to the development by 1,500 trips.

COMMENTS FROM THE PUBLIC

CP Hauck then opened the hearing to comments from the public. She first invited John Hershey, Lancaster County Planning Department, to speak. She also restated the procedures for public comment.

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John Hershey, Deputy Director, Lancaster County Planning Department, stated that the proposed text amendment had been reviewed by the Department and the County Planning Commission. He stated both bodies found the amendments consistent with Places 2040 (the Lancaster County Comprehensive Plan), Growing Together (the Lancaster Intermunicipal Committee Regional Plan), and the 2023 Millersville Borough Comprehensive Plan. He specifically noted the proposed amendments encourage greater flexibility, diversity, and connectivity in the community.

Phyllis Giberson, 332 Manor Avenue, spoke about the Borough's Comprehensive Plan and her opposition to standalone apartments. She also asked that Council break the text amendment into parts that could be individually approved or rejected.

Susan Guggenheim, 342 Manor Avenue, asked Council to table or reject the text amendment due to standalone apartments.

David W. Haverstick, 136 Oak Knoll Circle, voiced concern about standalone apartments so close to the Oak Knoll community. He also voiced concern about the existing tree line, asking that it be retained. Lastly, he asked that impacts on traffic and schools be studied.

Linda Bellile, 437 Penn View Drive, asked Council to table approval of the text amendment, voicing concerns about pedestrian safety in accessing the proposed development. She also spoke about the need to draw people to the development and compete with other local developments.

Remi J.R.D. Briand II, 2570 Honeysuckle Lane, Lancaster, Lancaster Township, President of Teamsters Local Union #771, was concerned about the lack of infrastructure needed to support the proposed development and the welfare of the community.

Danny Owens, no address given, was concerned about development growth damaging the character of Millersville.

Bill Boyd, no address given, was concerned about destroying farmland. He suggested building high rises to use less land, changing the zoning of the land, or requiring the developer to meet strict regulations.

Jackie Shaw, 165 Oak Knoll Circle, was opposed to standalone apartments and concerned about traffic.

Dan Ostrowski, 413 Spring Drive, Planning Commission, supported adoption of the text amendment and spoke about the need for additional housing in the County.

Chad Martin, 1990 New Danville Pike, Lancaster Township, also supported adoption of the text amendment and spoke about the Lancaster County housing crisis. He stressed that adoption of the text amendment was not approval of any particular development but would allow for greater flexibility of development on the site.

Keith White, 463 Manor View Drive, was opposed to standalone apartments.

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Shaun Scott, 165 Oak Knoll Circle, was concerned about traffic.

Carol Thomas, 170 W. Charlotte Street, voiced concerns about traffic, losing farmland, and environmental impacts.

David Sykes, 344 Valley Road, spoke about the need for concrete sidewalks, on-street parking, and additional entrances. He was against standalone apartments and wanted wider roads.

Jennifer Quigley, 408 Manor Avenue, asked the residents to tell Council by show of hands who was in favor and who was opposed to the development.

Patricia Kettering, 123 Springdale Lane, was opposed to standalone apartments. She also voiced concerns about the Borough's sewer system.

Tom Szurok, 16 Green Hills Drive, was opposed to standalone apartments and concerned about the impacts of traffic on Quaker Hills.

John Lichty, 84 Municipal Drive, was opposed to standalone apartments.

Rob Kauffman, 1915 Locust Point Lane, was concerned about impacts on Quaker Hills.

Laura Maloney, 1917 Locust Point Lane, was concerned about impacts on Quaker Hills.

Bret Goodman, 60 Glen Oaks Drive, was opposed to standalone apartments and being required to add sidewalks.

Jim Daugherty, Millersville Pike, Lancaster Township, supported adoption of the text amendment and the overall development. He asked Council to consider traffic improvements.

Jennifer Engle, 130 Village Drive, was opposed to standalone apartments. She also voiced concerns about traffic.

Holly Claar, 18 Fresh Meadow Drive, was opposed to standalone apartments and wanted more affordable housing options and greater green space. She also voiced concerns about building height.

Rebecca Musselman, 210 Blue Rock Road, voiced concerns about schools, traffic, and increased taxes.

David Sykes spoke again, voicing concerns about increased crime.

Daryl Bogner, 143 Ridge Rd, voiced concerns about apartments and later alterations to the development to remove green space and add more apartments.

Patricia Kettering spoke again, voicing concerns about building height, unsafe drinking water, and traffic.

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Keith White spoke again, asking whether Council's vote would have any impact on the Eshelman Development by Vista Block. CP Hauck answered no, that the Vista Block development was located outside the Borough.

Ten residents also submitted written statements in opposition to standalone apartments.

Council then allowed Garman Builders to address comments from the public:

Reilly Noetzel, Barley Snyder, representing Garman Builders, spoke about sidewalks and the collaborative process with Borough Council and Planning Commission, which lead to the plan that Garman was currently presenting to Council as opposed to the original by right plan. He lastly stated that most of the text amendments related to design standards.

Jason Garman, Garman Builders, addressed differences in the by right plan and the current proposed plan, noting the by right plan is harder on the community with 10% more apartments, less green space, and more traffic.

Mr. Noetzel further noted that TND tracts were zoned with the intent for collaboration with Council and to allow zoning amendments. He also noted the only other TND tract in the Borough was recently amended from the Comprehensive Plan to allow for solar.

Alex Piehl, RGS Associates, representing Garman Builders, explained the meaning of 1,500 daily trips for the current and by right plans.

CLOSING OF PUBLIC HEARING

CM Lane made a motion to close the public hearing. CM Miklos seconded the motion. The motion passed unanimously.

CONSIDERATION OF VOTE ON ORDINANCE

CM Lane made a motion to amend the Millersville Borough Code of Ordinances, Chapter 380, Zoning, to Modify Certain Specific Criterial and Area and Bulk Requirements for a Traditional Neighborhood Development (TND). CM Cuthbert seconded the motion.

Council then discussed the text amendment and the proposed development:

CM Cuthbert spoke about what kind of development the Borough wants, noting that the proposed changes are in line with the comprehensive plan. She stated that she liked the plan because it creates a neighborhood and not just "suburban sprawl" and that it provides much needed missing middle housing. CM Cuthbert also stated that the plan is more fiscally responsible for the Borough's long term by creating a stronger tax base with less impact on the Borough's infrastructure and utilities.

CM Lane spoke about apartments, noting they would be included in the plan whether they were standalone or over commercial space. He noted that the by right plan originally presented by Garman had much harder impacts on the community, and that this new plan was a compromise worked out with the prior Council that already addressed many of the residents' concerns and

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would lessen the impact on the Borough's infrastructure. He stressed that the residents' concerns about traffic and school impacts were heard, but decisions on these matters were for a later date.

CM Barley spoke about the development as a business owner. He believed the development had the opportunity to bring in much needed business space to the Borough.

CM Miklos spoke about the preservation of farmland by infilling, which provides a great amount of green space and native landscape. He believed the plan provided a good mix of housing. He appreciated residents' concerns, but felt that the text amendment presented a separate issue.

CP Hauck acknowledged there were still many issues to be addressed down the road. She stated Garman has proven to be good to work with. She also stated that Council are all Borough residents who want what is best for Millersville, which includes adding housing and addressing fiscal concerns for the future.

CM Hoffman stated the text amendment was a way to continue conversations with Garman to make the best development possible for the Borough.

CM Kaufhold stated he believed the plan before Council was much better than the original by right plan presented by Garman, and that he was interested in seeing PennDOT's plans in the future.

A roll call vote was then conducted:

CM Hoffman – Yes
CM Barley – No
CM Miklos – Yes
CM Lane – Yes
CM Cuthbert – Yes
CM Kaufhold – Yes
CP Hauck – Yes

The motion passed with six in favor and one opposed.

ORDINANCE NO. 2026-08

Ordinance to Amend the Millersville Borough Code of Ordinances, Chapter 380, Zoning,
to Modify Certain Specific Criterial and Area and Bulk Requirements for a
Traditional Neighborhood Development (TND)

ADJOURNMENT

CM Lane made a motion to adjourn. CP Hauck seconded the motion. The motion passed unanimously. The meeting adjourned at 7:57 PM.

RADR/edd

Rebecca DeSantis-Randall
Borough Secretary
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