

June 9, 2026

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, June 9, 2026, in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

COUNCIL MEMBERS

Lauren Hauck, President	Philip A. Lastowski, Mayor
Joseph Lane, Vice President – via phone	W. Michael Miklos, Asst. Secretary
Gregg Barley	Ryan Hoffman
Michael Kaufhold	

OTHERS PRESENT

Brandon Williams, Garman Builders
Mark Cloyd, Garman Builders
Reilly Noetzel, Barley Snyder, representing Garman Builders
Ben Morton, RGS Associates, representing Garman Builders
Dave Rhodes, 25 Wabank Road, Millersville
Dave Backer & Barbara Haverkamp, 553 Oak Ridge Drive, Millersville
Eric Calcara, 10 Green Hills Drive, Lancaster, Millersville Borough
Linda Bellile, 437 Penn View Drive, Millersville
Keith White, 463 Manor View Drive, Millersville
Patti Sauders, 715 Millersville Road, Millersville
Keith Frey, 20 Bender Avenue, Millersville
Steve Roschel, 18 Green Hills Drive, Lancaster, Millersville Borough
Tina Sheaffer, 437 Brook View Drive, Millersville
Patricia Stedman La Porte, 533 Oak Ridge Drive, Millersville
Darlene Eager, 529 Oak Ridge Drive, Millersville
Adrienne Lisney, 70 Wabank Road, Millersville
Thomas & Pat Dochat, 429 Penn View Drive, Millersville
Robert & Denise Farrell, 456 N. Prince Street, Millersville
Wynne Kinder, 55 Wabank Road, Millersville
Jennifer Rhodes Fritsch, 503 Thorngate Place, Millersville
Ken Weaver, 13 Blue Rock Road, Millersville
Angela Cuthbert, 106 Kready Avenue, Millersville
John Mann, 145 Kready Avenue, Millersville
Sherman Burkholder, 32 Bender Avenue, Millersville
Dan & Diane Thomas, 325 Landis Avenue, Millersville
John H. Lichty, 84 Municipal Drive, Millersville
Terence & Carol Thompson, 455 Manor View Drive, Millersville
Jennifer Quigley & Millard Powers, 408 Manor Avenue, Millersville
Ellen & Bret Goodman, 60 Glen Oaks Drive, Lancaster, Millersville Borough
Gary Hess, 453 N. George Street, Millersville
Brenda K. & David Haverstick, 136 Oak Knoll Circle, Millersville
Dale K. Longenecker, 373 Slackwater Road, Millersville, Conestoga Township
Bill Antczak, 610 Whitechapel Road, Lancaster, Manor Township (Woods Edge)
Dwight Brenner, 312 Houffman Place, Millersville, Manor Township
Chuck Good & Sue Neil, 1908 Saint Regis Lane, Lancaster, Millersville Borough
David Sykes, 344 Valley Road, Millersville

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Dorothy Imel, 1902 Blue Ridge Drive, Lancaster, Millersville Borough
Phyllis A. Giberson, 332 Manor Avenue, Millersville
Dennis Seibert, 300 E. Charlotte Street, Millersville
Rob & Kelly Kauffman, 1915 Locust Point Lane, Lancaster, Millersville Borough
Deb Barrett, 20 Bender Avenue, Millersville
Brittany & Matthew Lenhart, 11 Green Hills Drive, Lancaster, Millersville Borough
Joseph Sullivan, 441 Brook View Drive, Millersville
Jill Luettgens, 1953 Wilderness Drive, Lancaster, Lancaster Township
Lisa Lewis, 2542 Valley Drive, Lancaster, Manor Township
Sharon & Frank Burnside, 14 Green Hills Drive, Lancaster, Millersville Borough
James Murphy, 103 Garrity Road, Millersville, Manor Township
Dennis Engle, 130 Village Drive, Millersville
Mary Haverstick, 73 Highville Road, Manor Township
Cecilia & John English, 420 Herr Avenue, Millersville
Regina Gebhard, 14 Fresh Meadow Drive, Lancaster, Millersville Borough
Gregg Lehman, 407 Manor Avenue, Millersville
Anthony Jaryn Trago, 200 Baumgardner Road, Willow Street, Pequea Township
Joan Matterness, 213 Sutherland Road, Lancaster, Manor Township
Pam Benton, 109 Oak Knoll Circle, Millersville
Rebecca Musselman, 210 Blue Rock Road, Millersville
Leroy & Holly Claar, 18 Fresh Meadow Drive, Lancaster, Millersville Borough
Ed & Stephanie Hersh, 72 Blue Rock Road, Millersville
Kathy Strosser, 329 Landis Avenue, Millersville
Tom & Kim Szurok, 16 Green Hills Drive, Lancaster, Millersville Borough
Bill Boyd, 28 S. Duke Street, Millersville
Gaynel & Steve Daugherty, 37 Wabank Road, Millersville
Kathy Summers, 179 Oak Knoll Circle, Millersville
Alex Henderson, 2051 Rice Road, Lancaster, Lancaster Township
David Aichele, 127 Landis Avenue, Millersville
Mary Oyola, 176 Oak Knoll Circle, Millersville
David & Linda Chalfant, 128 Landis Avenue, Millersville
Tom & Kathy Hyland, 31 Chamberlain Lane, Millersville
Kathleen Hernandez, 46 Briargate Place, Millersville
Erin McFalls, 30 Fresh Meadow Drive, Lancaster, Millersville Borough
Jackie & Scott Shaw, 165 Oak Knoll Circle, Millersville
Hope Graby, 614 Redwood Drive, Lancaster, West Lampeter Township
Charles McCollum, 1928 Blue Ridge Drive, Lancaster, Millersville Borough
Nickole & Jeremy Nafziger, 201 Manor Avenue, Millersville
Gayle Steffy, 16 Fresh Meadow Drive, Lancaster, Millersville Borough
Elaine & Bill Pearce, 17 Fresh Meadow Drive, Lancaster, Millersville Borough
Cathy Glass, 356 Herr Avenue, Millersville
D. Lynn Borst, 1108 Richmond Road, Lancaster, Manor Township
Jen Weber, 433 Penn View Drive, Millersville
Ken Eckert, 104 Circle Road, Millersville
Tim Gerber, 2316 Louxmout Drive, Lancaster, Manor Township
Jim Dougherty, 1698 Millersville Pike, Lancaster, Lancaster Township
Andy Zook, 102 S. Duke Street, Millersville
Melissa Ostrowski, 413 Spring Drive, Millersville

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Anne Harnish, 464 N. Prince Street, Millersville
Kathleen Simon, 13 Wabank Road, Millersville
Kyle Warfel, 57 West Willow Road, Willow Street, Pequea Township
Randall Snyder, 209 Manor Avenue, Millersville
Gail Hauck, 257 Bellaride Lane, Millersville
Kim & John Tercha, 137 Scarborough Lane, Millersville, Manor Township
Pete Rios, 102 Landis Avenue, Millersville
Emma Danae Droz, Borough Administrative Specialist
Rebecca DeSantis-Randall, Borough Manager
Jeffrey Margevich, Borough Chief of Police

PUBLIC HEARING:

There was a public hearing held before the start of the meeting relating to 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). CP Hauck opened the hearing at 6:01 PM. She began by noting the biggest changes proposed in the ordinance were allowances for standalone apartments and the Council was aware of the concerns around the impact on traffic and the school district. She noted that Council would not be able to address concerns about traffic during the meeting, as the developer would be required to perform a traffic study at a later date and consult with PennDOT, and Council could not address school because school planning is up to the school board. Brandon Williams, Garman Builders, presented the background and goals of the proposed ordinance as well as information around the proposed development at the intersection of Route 741 and Route 999. CP Hauck then opened the hearing up for comments from the public.

Melissa Ostrowski, 413 Spring Drive, requested that the public hearing be rescheduled for another evening at a different location due to the large number of people present and difficulty hearing the meeting at the back of the Council chambers and the lobby. CP Hauck announced the postponement of the public hearing at 6:12 PM, stating that the rescheduled hearing would hopefully be held at a time and place to be announced.

Phyllis Giberson, 332 Manor Avenue, expressed her frustration at Council's decision to hold the public hearing at the Borough Office instead of a separate location. CP Hauck stated that Council had hoped the Borough Office would be able to accommodate the public hearing given the small numbers that typically attend Council meetings. Linda Bellile, 437 Penn View Drive, restated Ms. Giberson's comment, but spoke out of turn and was asked to refrain from interjecting.

CALL TO ORDER

The Millersville Borough Council Meeting was then called to order at 6:14 PM by CP Hauck. The meeting began with a pledge to the flag as well as an observed moment of silence.

APPROVAL OF MINUTES

CM Hoffman made a motion to approve the May 26, 2026, Council meeting minutes. CM Barley seconded the motion. The motion passed unanimously.

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CITIZEN REQUESTS OR CONCERNS:

Phyllis Giberson, 332 Manor Avenue, recommended that the replacement for Council Member Marianne Kerlavage be a person who is not on Planning Commission or any other Borough Board or Commission.

Dave Backer & Barbara Havercamp, 553 Oak Ridge Drive, voiced their concerns about property maintenance violations at 557 Oak Ridge Drive, stating the property has a pool cover with stagnant water and a broken fence. CP Hauck noted this matter is being addressed by the Borough's Code Enforcement Officer.

Eric Calcara, 10 Green Hills Drive, stated he was the resident of 557 Oak Ridge Drive. He noted that the property belonged to his late mother, and that the Borough's notice was sent to his cousin, who has no authority over the property. Mr. Calcara stated that he requested a copy of the letter from the Borough, but he had not received it yet. He also stated that he has no legal responsibility for the property, nor the money to abate the property maintenance violations. CP Hauck stated the Borough would be in touch with Mr. Calcara, and he confirmed he already had a meeting arranged with the Borough's Code Enforcement Officer the following week.

Ken Weaver, 13 Blue Rock Road, asked Chief Margevich if the Police Department was fully staffed, voicing his concerns about speeding in the Borough and the Department's current ability to control traffic, which he believed would be made worse with the potential addition of the proposed 741/999 development by Garman Builders.

John Lichty, 84 Municipal Drive, asked Council how much the Borough communicates with Manor Township about other current developments outside of the Borough. He then voiced his concerns about the timing of traffic studies for these various developments, worried that independent studies are not taking the impact of each other into consideration. Lastly, he requested that Council make roll call votes for all ordinance changes.

Randall Snyder, 209 Manor Avenue, agreed with Mr. Weaver about speeding concerns on Manor Avenue.

Keith White, 463 Manor View Drive, stated that he believed there was not enough communication within the community, specifically between the Borough, Penn Manor School District, and Manor Township. He recommended the Borough form an ad hoc committee composed of representatives from each entity and residents, as well as representatives for Freedom Memorial Park, to improve communication and make decisions for the community.

John Lichty, 84 Municipal Drive, spoke again in support of Mr. White's idea, adding that there should be a legal entity created with members from the community and local municipalities.

Dale Longenecker, 373 Slackwater Road, Conestoga Township, spoke about requiring more from developers, such as providing the land to widen roads near new developments to ease traffic.

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ACTION ITEMS

CP Hauck brought forward approval of Council Member Marianne Kerlavage's resignation due to health reasons. CP Hauck made a motion to accept the resignation of Council Member Marianne Kerlavage and begin advertising the vacancy. CM Kaufhold seconded the motion. The motion passed unanimously.

CP Hauck then brought forward the discussion of approval of the opening of new PLGIT Account for Park Grant Funds, per the grant agreement with the PA Department of Conservation and Natural Resources (DCNR). Manager DeSantis-Randall noted that the Borough was making progress on the design for Phase 1 of the Park Master Plan and was cleared to request 50% of the grant funds. The funds would be placed in a new PLGIT Account, which is recommended due to its high interest rate and flexible account management. She also updated Council on current status of Phase 1, stating the Park Commission reviewed options for playground equipment and bathrooms. Due to current high costs, bidding and selection of vendors for Phase 1 would be planned for the winter, with construction starting first thing in the spring and hopeful completion by June. After discussion, CP Hauck made a motion to authorize the Borough Manager to open a new PLGIT account for the park grant funds, as described in the grant agreement with the PA Department of Conservation and Natural Resources. CM Miklos seconded the motion. The motion passed unanimously. CP Hauck also made a motion to authorize the Borough Manager to initiate the requesting of the grant funding from DCNR for the first part of the Park Improvement Project – Phase I. CM Hoffman seconded the motion. The motion passed unanimously. CM Kaufhold lastly noted that he hoped the grant would help develop more green space rather than more parking lots; Manager DeSantis Randall noted the grant was only for the playground and the bathrooms.

CP Hauck lastly brought forward approval of the Fourth Amendment to the Agreement Concerning the Provision of Sewer Service at the Village at Funk's Farm Among the Borough, HHF Real Estate Development, LLC, PA Millersville Funk Farm Fee Simple, LLC and Farmhouse Village Homeowners' Association. Manager DeSantis-Randall explained that one party to the agreement desired to wind down its operations, which required them to be removed from the agreement. She further noted the party was only involved with Lot 2 of the Funk's Farm project, and not with any of the residential development. After discussion, CP Hauck made a motion to authorize the President or Vice President of Council and the Borough Secretary to execute the Fourth Amendment to Agreement among the Borough, HHF Real Estate Development, LLC , PA Millersville Funk Farm Fee Simple, LLC and Farmhouse Village Homeowners' Association when it has been executed on behalf of all other parties. CM Hoffman seconded the motion. The motion passed unanimously.

WORKSHOP ITEMS

CP Hauck brought forward discussion of additional investment strategy for PLGIT General Operating Fund Account. Manager DeSantis-Randall explained that in this investment strategy, a portion of the Borough's General Operating Fund Reserve would be placed into rotating 3-month term subaccounts where it would gain more interest. CM Miklos asked if there were penalty fees if the Borough needed to draw down funds from the term, which Manager DeSantis-Randall noted was not like a CD and that the money would still be largely accessible. She noted that staff recommended putting away \$200,000 of the reserve, which would keep the

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reserve mostly liquid. Council also discussed the number of accounts, and agreed to place this item on the next voting agenda.

MAYOR'S REPORT:

Mayor Lastowski reported that he swore in two new part-time officers for the Borough: Officer Troy Rogers and Officer Kevin Cruickshank. He also noted the upcoming Tomato Festival on July 11th and 18th, which supports the Blue Rock Regional Fire District.

Chief Margevich spoke about the earlier citizens' concerns about speeding. He acknowledged that speeding is a problem in the Borough, noting his shortage of officers. He hopes to be fully staffed by the end of the year and to be able to better address speeding at that time. A resident asked about the most common call the Police Department receives, which Chief Margevich said is varied. A resident also commended the Department for their hard work.

BOROUGH MANAGER'S REPORT

Manager DeSantis-Randall gave an update on the Valley Road Stormwater Project, noting an alert went out to residents about upcoming road closures in relation to this project.

Manager DeSantis-Randall then noted the Borough Streets team is completing patches on roads throughout the Borough.

Lastly, Manager DeSantis-Randall spoke about the upcoming Conestoga River Lecture on June 22nd at the Borough Office and encouraged everyone to attend.

PRESIDENT'S REPORT:

CP Hauck also encouraged attendance at the June 22nd Conestoga River Lecture.

CP Hauck further noted that Manager-DeSantis Randall is in close contact with the Manor Township manager. She also noted that she, Manager-DeSantis Randall, and Planning Commission Chair Angela Cuthbert had a meeting scheduled with Vista Block to discuss a possible development in Manor Township, but along the border of the Borough. She promised to bring updates to the community after the meeting.

Lastly, CP Hauck restated that details about the rescheduled public hearing would be provided to the public as soon as possible.

CITIZEN REQUESTS OR CONCERNS:

Dave Rhodes, 25 Wabank Road, spoke about traffic concerns around the intersection of N. George Street and Manor Avenue, especially people speeding into Freedom Memorial Park to get to John Herr's Village Market. He asked if the park grant could fund the addition of speed bumps at the park entrance. CM Kaufhold, CP Hauck, and Chief Margevich acknowledged the traffic concerns around John Herr's and agreed to review possible solutions.

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Dale Longenecker, 373 Slackwater Road, Conestoga Township, spoke again, asking about a Turkey Hill that had been proposed in the past near the St. Philip the Apostle church, which Council confirmed was no longer planned.

Charles McCollum, 1928 Blue Ridge Drive, spoke about impact fees not being accessible to schools. He suggested the Borough consider “creative” ways to help build the needed schools by having developers agree to complete the building to avoid prevailing wage laws that apply to schools. He also spoke about apartments being hard on schools, raising crime, and raising code enforcement violations. Lastly, he thanked Council for their work for the Borough.

Keith White, 13 Blue Rock Road, and Randall Snyder, 209 Manor Avenue, both spoke again about Vista Block’s interests in property near Freedom Memorial Park and a lack of transparency about plans in and around the Borough. CP Hauck noted that Vista Block has provided very little information to the Borough, and she restated that the Borough would be meeting with Vista Block in the near future to learn more. Lastly, CP Hauck noted that an FAQ page has been posted for residents regarding the proposed 741/999 development and additional FAQs could be put together for other developments.

David Sykes, 344 Valley Road, asked whether the Borough’s Wastewater Treatment Plant had the capacity for all of the proposed developments being built in and around the Borough. Manager DeSantis-Randall affirmed that yes, the Funk’s Farm development would be added into the Borough’s sewer system and that capacity had been planned for many years ago. Capacity improvements are already planned which will address the proposed 741/999 development and the Borough is looking into ways the developers can help pay for them. She further noted that other developments outside the Borough will have no impact, as they are not being added to the Borough’s sewer system.

Pete Rios, 102 Landis Avenue, asked about the financial state of the Borough; Manager DeSantis-Randall confirmed the Borough is able to pay its bills, but the tax increases of the past few years are indicative. Mr. Rios also asked if the Borough needed the proposed 741/999 development for financial reasons, which Manager DeSantis-Randall stated was not the case because the Borough did not own the land and that the Borough had no financial interest in the proposed development.

Eric Calcara, 10 Green Hills Drive, spoke again and asked Mayor Lastowski about the Tomato Festival.

EXECUTIVE SESSION: None

ADJOURNMENT

CP Hauck made a motion to adjourn. CM Miklos seconded the motion. The motion passed unanimously. The meeting adjourned at 7:09 PM.

Rebecca DeSantis-Randall
Borough Secretary

RADR/edd