

May 27, 2025

**MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES**

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, May 27, 2025, in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 7:00 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  
Linda Bellile

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

**OTHERS PRESENT**

Courtney King, SEK  
Reilly Noetzel, Barley Snyder, representing Student Lodging Inc. and Garman Builders  
Richard Mula, Mula Architects, representing Student Lodging Inc.  
Thomas Godfrey, Dawood Engineering, Inc., representing Student Lodging Inc.  
Robert Sempsey, Student Lodging Inc.  
Geoff Beers, Student Lodging Inc.  
Ben Morton, RGS Associates  
Connor Kilgore, Garman Builders  
Mark Lloyd, Garman Builders  
Brandon Williams, Garman Builders  
Dave Rhoads, 25 Wabank Road, Millersville  
Richard Frantz, 55 North Duke Street, Millersville  
Mary Lyons, 426 Spring Drive, Millersville, Civil Service Commission  
Judy Anttonen, 430 Spring Drive, Millersville, Civil Service Commission  
Stephanie Hersh, 72 Blue Rock Road, Millersville  
David Sykes, 344 Valley Road, Millersville  
Phil Gerber, 122 Village Drive, Millersville  
Abby Norman, Millersville University Student Representative  
Dr. Victor DeSantis, VP of External Affairs and Chief of Staff, Millersville University  
Brady Breneman, Penn Manor Student Advisory Council Member  
Emma Danae Droz, Borough Part-Time Administrative Coordinator  
Rebecca DeSantis-Randall, Borough Manager  
Jeff Margevich, Borough Chief of Police

**APPROVAL OF MINUTES**

CP Lane made a motion to approve the May 13, 2025, minutes. CM Kerlavage seconded the motion. The motion passed unanimously.

**CITIZEN REQUESTS OR CONCERNS:** None

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**SWEARING IN OF NEW POLICE OFFICER**

Mayor Aichele conducted the swearing in of new police officer Croft Howley.

**2024 AUDIT PRESENTATION**

Courtney King, SEK, delivered the 2024 Audit Presentation. SEK gave the Borough an unmodified opinion, the best result possible. The Borough had only two material weaknesses: a lack of segregation of duties due to the Borough's small size, and the need for some material audit adjustments and bank reconciliations.

**PARK MASTER PLAN FINAL DRAFT REVIEW AND RESOLUTION TO APPLY FOR DCED GRANT**

Manager DeSantis-Randall brought forward the final draft of the Park Master Plan for review and request for approval of Resolution to Apply for DCED Grant for Phase 1 of the Park Master Plan. The final draft of the Park Master Plan was reviewed, and the Borough is awaiting final comment from PaDCNR prior to adoption of the plan at their June Council meeting. If awarded, the DCED grant would help cover up to \$250,000 of the Borough's matching requirements under the DCNR grant. CP Lane made a motion to approve the Resolution to Apply for Grant Funding from the PA Department of Economic and Community Development, Greenways Trails and Recreation Program (GTRP) to Undertake the Project "Freedom Memorial Park Recreation and Accessibility Improvements – Phase I". CM Gerber seconded the motion. The motion passed unanimously.

**PRESENTATION ON NORMAL AVE/GEORGE ST DEVELOPMENT ZONING VARIANCES BY STUDENT LODGING INC.**

Reilly Noetzel, Barley Snyder; Geoff Beers, Student Lodging Inc. (SLI); Richard Mula, Mula Architects; and Thomas Godfrey, Dawood Engineering, Inc., presented SLI's plans to request zoning variances from the Zoning Hearing Board for a proposed Normal Ave/George St Development to include apartments over commercial space. The variances to be requested included the number of street trees, the building height, and the orientation of the development along a public street. Drawings and preliminary renderings were presented. Council asked questions relating to the end-use of the development's apartments, which would be market-rate and not limited to Millersville University students. Council had no major objections to the development as presented.

**CONSIDERATION OF ZONING TEXT AMENDMENT PETITION BY GARMAN BUILDERS**

Reilly Noetzel, Barley Snyder, and Brandon Williams, Garman Builders, presented Garman's Zoning Text Amendment Petition to make changes to the Traditional Neighborhood Development ordinance and to schedule a public hearing. Mr. Noetzel detailed some of the changes included in the petition. CM Gerber thanked Garman for making efforts to create a development agreeable to Council and noted that as a resident of the new Wynfield development, she has been happy with their work. Council asked questions about language in the petition relating to roundabouts, building height, and the percentage of mixed-use and non-mixed-use

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buildings. Council further discussed the review and public hearing process, clarifying that the motion made that evening was only to set the public hearing date and was not approval of the petition's language. CP Lane then made a motion to authorize the setting of a public hearing date to consider the zoning text amendment petitioned by Garman Builders and to authorize the sending of the ordinance to the Borough's Planning Commission and the Lancaster County Planning Commission. CM Gerber seconded the motion. The motion passed unanimously.

**REPORTS OF BOARDS AND COMMISSIONS**

**BLUE ROCK REGIONAL FIRE COMMISSION**

CM Bellile reported on the Blue Rock Regional Fire Commission meeting held on May 1, 2025. Financial reports were high due to filling propane tanks and vehicle maintenance. April saw a total of 93 calls. Fundraising efforts for the new building have continued, including requests for state grants, and the Commission is waiting for approval on the newest archaeological study. The new rescue vehicle is having issues for which the Commission is pursuing reimbursement. Additionally, the Commission may need to begin paying for IT maintenance.

**COUNCIL COMMITTEE ITEMS FOR ACTION**

**FINANCE COMMITTEE**

CP Lane made a motion to accept the April Financial Report 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 was out of committee.

CP Lane stepped out of the meeting.

**PERSONNEL COMMITTEE**

CM Bellile made a motion to approve the appointment of Nicole Bezek to the Park Commission as a member with a term ending on 12/31/27. The motion passed with four in approval. This item was out of committee.

CM Bellile made a motion to approve the appointment of Judy Anttonen to the Civil Service Commission as an alternate member with a term ending on 12/31/30. The motion passed with four in approval. This item was out of committee.

**PUBLIC WORKS AND PUBLIC WELFARE COMMITTEE:**

CM Giberson made a motion to authorize the review of the updated Subdivision and Land Development Ordinance by the Borough Solicitor and the setting of a public hearing date. The motion passed with four in approval. This item was out of committee.

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CM Giberson made a motion to authorize the review of the updated Street and Sidewalk Ordinance by the Borough Solicitor and the setting of a public hearing date. The motion passed with four in approval. This item was out of committee.

**MAYOR'S REPORT:**

Mayor Aichele noted that the police secretaries Adrienne Pfortsch and Jennifer Slover attended a training for police records and were able to collect 60 boxes of police records to be destroyed. He would be bringing a formal request to Council at a future meeting to move forward with the destruction of the documents.

CP Lane returned to the meeting.

**MILLERSVILLE UNIVERSITY REPORT:**

Abby Norman, Millersville University Student Representative, delivered the MU report. Spring Commencement went well with 1,110 degrees awarded. MU reports that 76% of graduates are working in Pennsylvania five years after graduation. The upcoming Sustainable Development Goals Conference would be held on June 5<sup>th</sup>. MU Athletics saw records in baseball, golf, and track and field. HVAC was successfully installed in the Pucillo Gym, and Lombardo College of Business construction is underway with opening projected for next year. Fall enrollment is looking strong.

**PENN MANOR REPORT:**

Penn Manor Student Advisory Council Member Brady Breneman presented the final Penn Manor report for the 2024-25 school year. Mr. Breneman reported on athletics, with 20 students signing letters of intent to continue a career in college sports and 9 teams qualifying for district playoffs. Prom and post-prom went well in early May. Commencement would be held on June 4<sup>th</sup> at Franklin & Marshall College, and the last day of school on June 5<sup>th</sup>. He thanked Council on behalf of himself and fellow Student Advisory Council Member Landon Smith for the opportunity to present to Council for the school year.

Council asked Mr. Breneman about Quiz Bowl, and he confirmed that Penn Manor's Quiz Bowl team attended nationals in Atlanta and that Penn Manor would face off against Manheim Township in the Brain Busters finals. He finally added that the Penn Manor Education Foundation Scholarships and Awards Ceremony was held last week and awarded 120 students a total of \$130,000 in scholarships.

**BOROUGH MANAGER'S REPORT:** None

**PRESIDENT'S REPORT:**

CP Lane reported that Council was beginning the process of transitioning away from a committee structure to a liaison structure. The process would be reviewed by the Borough Solicitor and brought back to Council.

**UNFINISHED BUSINESS:** None

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EXECUTIVE SESSION: None

ADJOURNMENT

CP Lane made a motion to adjourn. CM Bellile seconded the motion. The motion passed unanimously. The meeting adjourned at 8:07 PM.

Rebecca DeSantis-Randall  
Borough Secretary

RADR/edd