

November 10, 2020

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, November 10, 2020 in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 7:02 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
Lauren E. Hauck (via teleconference)	Brooke G. Magni (via teleconference)
Linda L. Bellile (via teleconference)	Mary Ann Gerber (via teleconference)
Daniel P. Ostrowski (via teleconference)	Jenna L. Erb (via teleconference)

OTHERS PRESENT

John D. Rochat, Borough Manager & Millersville Borough Chief of Police
Jessie L. Ebersole, Millersville Borough Finance Officer (via teleconference)
Michael R. Tuscan, Millersville Borough Zoning & Code Enforcement Officer
Neil L. Albert, Borough's Zoning Hearing Board Attorney
Michael D. Walker, Millersville Borough Planning Commission Chair
Gary G. Hess, Millersville Borough Planning Commission Secretary
Michael J. Weidinger, Millersville Borough Planning Commission
Dr. Victor DeSantis, Millersville University (via teleconference)
Mamie Covell, Millersville University Student Advisor (via teleconference)
Claire DeVinney, Penn Manor High School Student Advisor
David Sykes, 344 Valley Road, Millersville (via teleconference)

CITIZENS' REQUESTS OR CONCERNS

None

MINUTES

None

REPORTS OF BOARDS, COMMITTEES, AND COMMISSIONS

None

PERSONNEL ADVISORY COMMITTEE REPORT

Mrs. Magni mentioned that the monthly Personnel Advisory Committee meeting scheduled for tomorrow night is being cancelled. Chief Rochat mentioned there are two reappointments for consideration, one on the Blue Rock Regional Fire Commission and one on the Park Commission.

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Mrs. Magni made a motion to approve the resolution to reappoint Philip Lastowski to the Blue Rock Regional Fire Commission for another two-year term, ending 12/31/2022. Ms. Bellile seconded the motion. With no discussions the motion passed by a unanimous voice vote.

RESOLUTION BOOK
RESOLUTION NO. 2020-22

Mrs. Magni made a motion to approve the resolution to reappoint Lynn Miller to the Park Commission for another three-year term, ending 12/31/2023. Ms. Bellile seconded the motion. With no discussions the motion passed by a unanimous voice vote.

RESOLUTION BOOK
RESOLUTION NO. 2020-23

PUBLIC WELFARE AND PUBLIC WORKS ADVISORY COMMITTEE REPORT

None

FINANCE ADVISORY COMMITTEE REPORT

None

MAYOR'S REPORT

None

MILLERSVILLE UNIVERSITY REPORT

Ms. Covell reported an Open House event is occurring on campus this weekend. They will be welcoming twelve families on Saturday, with no more than fifty people and 50 families on Sunday. Chief questioned with the families bringing approximately 100 people or more on Sunday, and with the uptick in COVID-19 cases, what measures are in place? Dr. DeSantis stated the event is being held in Marauder Courts which has a capacity of around 3,000. There will be a lot of distancing put in place. As people arrive, they will have their temperature taken, and they will be asked to utilize MU's Live-Safe App as well as mask wearing. He mentioned that each student has been limited to bringing two parents/individuals.

Dr. DeSantis mentioned that the Campus is closing to the student body on November 20th with all students moving to remote learning after the 20th. Campus move out will begin in an orderly fashion on November 15th and will continue for six days from 8 a.m. to 8 p.m.

PENN MANOR REPORT

Miss DeVinney reported that the Homecoming Court has raised \$4,235 for the Loft Community Partnership. Brooke Hinkle was crowned homecoming queen and the football team beat Solanco. She announced a few Championship wins, Graham Thomas placed 3rd in the PIAA Cross Country championship, Catherine Rabatin placed 3rd in the PIAA Class 3A Singles Tennis championship, and for the third time in four years, the L-L League field hockey championship

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belongs to Penn Manor. She mentioned that this week they are transitioning off the hybrid program. Seniors and Freshman are at school fulltime and next week Sophomores and Juniors will return fulltime. She stated that they are observing the same COVID protocols, and she believes everyone is handling it well. The students have been acting very maturely to keep their peers and teachers safe.

NEW BUSINESS

President Smith started the discussions by stating that there is no formal submission for the development at Rt 741 and Rt 999. Tonight's agenda is for Council to discuss the Zoning of those parcels and what is and is not allowed. Ms. Hauck was asked to help guide the conversation. Ms. Hauck thought that the best way to address some concerns was to develop a Frequently Asked Questions document related to land development. She worked with the Borough's Planning Commission to draft the document presented and asked for comments, questions, or concerns with the document. Mr. Ostrowski thanked Ms. Hauck for putting the document together and thought it was helpful and informative. He did have one question concerning the property being in the preferential tax assessment program, Clean and Green, which allowed for certain land preservation. He asked first to confirm that it is in the Clean and Green program, then whether it is a seven-year rollback period if the property use is changed, and what percentage of the assessment taxes will come back to the Borough. Chief Roach confirmed that it is in the Clean and Green program, that there is a seven-year rollback period, and that the Borough would get their portion of the taxes plus 6% interest. Mr. Ostrowski asked if that information could be added to the document. President Smith asked for Council's approval, once the addition is made, to post the document to the Borough's website and Facebook page. All agreed.

Mr. Albert, the Borough's attorney for zoning hearings opened discussions on the Zoning Ordinance and provide more details. He explained that the underlaying zoning for this area is R1-low density residential. R1 is the most restrictive zoning in the Borough. This area is also subject to a Traditional Neighborhood (TN) Overlay District. It is not one or the other, but rather both can apply to this area. He stated that the Traditional Neighborhood Overlay is an option. The TN also makes it a conditional use and conditional use considerations come before Council for approval. He went on to explain differences between R1 and the TN Overlay, such as density, four dwelling units per acre with the maximum density being eligible for increase by two bonuses, the allowance of townhouses and stating that the only acceptance of an apartment is above a commercial unit. General apartment buildings are not allowed. He touched on commercial uses being restricted to 5000 square feet, no drive thru, and a limited cap of 5% on the total land area allowed for commercial development. Ms. Bellile asked questions pertaining to townhouses having garages in the front and no porches. Mr. Weidinger stated that the sketch plan that was shown cannot happen under our current zoning. If you read the Traditional Neighborhood Overlay District it was designed for garages in the back, not in the front. The word is Traditional, they wanted the development to look traditional, meaning porches in the front and garages in the back. Mrs. Erb asked what the financial impact would be. Mrs. Gerber stated that it depends on the density and you have to weigh what you will get in taxes against the additional services the borough would need to provide. Mrs. Gerber asked Mr. Weidinger to comment on the work and timeline that was involved with the creation of the Traditional Neighborhood Overlay District years ago. Mr. Weidinger, along with Mr. Hess, stated that it was a lot of work. It took more than a year and half with multiple meetings every month and multiple public meetings, with a lot of community

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involvement and a consultant to write the ordinance. He went on to mention that that in itself should not be a concern, that if Council wants to change stuff, then stuff should change. Mrs. Gerber stated that the TN Overlay was a long thought-out process with expert consultants. It was asked and clarified by Mr. Albert that any changes made to the Traditional Neighborhood Overlay zoning district would not be just for this area but would change all the properties in the Borough currently zoned TN. President Smith thanked everyone and mentioned that the developer will be attending the next council meeting. She reiterated that the conversation with the developers will again be discussions only. No official plans will be presented, and no votes will be taken.

BOROUGH MANAGER REPORT

Chief Rochat mentioned that he is re-advertising to fill the vacancy of the part-time office staff since the Non-Uniform Union is now in agreement and the ordinance has been advertised to revise the Non-Union Pension Plan to eliminate the 1000 hours eligibility.

PRESIDENT'S REPORT

President Smith mentioned the Borough received thank you letters from the Borough's annually budgeted donations. She noted tomorrow is Veterans Day. Unfortunately, the Borough's event has been cancelled, but she wanted to thank all Veterans for their service. She also wanted to recognize the work and commitment of Mrs. McCullough for this event and acknowledge Members 1st Federal Credit Union for the donation of the wreath again this year.

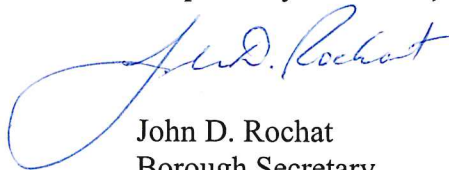
EXECUTIVE SESSION

None

ADJOURNMENT

Having no further business to discuss, Mr. Ostrowski made a motion to adjourn the meeting at 8:15 p.m., seconded by Ms. Bellile.

Respectfully submitted,


John D. Rochat
Borough Secretary

JDR/jle