

November 12, 2024

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

The MILLERSVILLE BOROUGH COUNCIL MEETING was held on Tuesday, November 12, 2024 in the Millersville Borough Public Meeting Room located at 100 Municipal Drive, Millersville, Pennsylvania.

The meeting was called to order at 5:59 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
Joseph Lane
Michael Kaufhold

OTHERS PRESENT

Sam Bigler, 17 Wabank Road, Millersville
Richard Frantz, 55 North Duke Street, Millersville
Dorothy Imel, 1902 Blue Ridge Drive, Lancaster
Stephanie Hersh, 72 Blue Rock Road, Millersville
Karen DeLong, 120 N. Geroge Street, Millersville
Phil Gerber, 122 Village Drive, Millersville
Mike Weidinger, 146 Victoria Road, Millersville
Tara Stowe Hossain, 356 Landis Avenue, Millersville
Phil Lastowski, Blue Rock Regional Fire Commission
Dennis Funk, Blue Rock Regional Fire Commission
Isaac Wakefield, Salzmann Hughes, representing Student Lodging, Inc.
Geoff Beers, Student Lodging, Inc.
Bob Sempsey, Student Lodging, Inc.
Reilly Noetzel, Barley Snyder, representing The Loft
Jenna Graeff, The Loft Community Partnership
Tom Keller, 38 Hershey Lane, Lancaster, The Loft
Aaron Skelly, 465 Herr Avenue, Millersville, The Loft
Kyle Miller, Borough Streets Superintendent
Les McMullen, Borough Wastewater Treatment Superintendent
Luke Pennington, Borough Finance Officer
Rob Moyer, Borough Code Enforcement/Zoning Officer & BCO, CCIS
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 October 22, 2024 minutes. Council Member (CM) Giberson seconded the motion. The motion passed with a unanimous vote.

CITIZEN REQUESTS OR CONCERNS: None.

November 12, 2024

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

PRESENTATION: BLUE ROCK REGIONAL FIRE DISTRICT BUDGET DISCUSSION

Phil Lastowski, Assistant Treasurer and Millersville Resident Representative of the Blue Rock Regional Fire Commission, presented Blue Rock's 2025 Budget request in the amount of \$128,728. Phil gave a brief history of Blue Rock's formation and several points of interest from Blue Rock's 13 years of service. He noted the significant value brought to the community by Blue Rock, specifically Blue Rock's commitment to maintaining a purely volunteer force of firefighters. Phil further noted that despite significant inflation in equipment and worker's compensation costs, this is the first time Blue Rock has ever requested an increase in the budget from Millersville. After brief discussion, CM Gerber made a motion to accept the Proposed 2025 Blue Rock Regional Fire District Budget as presented. CM Kaufhold seconded the motion. The motion passed with a unanimous vote.

FINANCE ADVISORY COMMITTEE MEETING

CP Lane took a roll call of the members of the Finance Committee, in which all four members were present (CMs Lane, Gerber, Giberson, and Kerlavage).

CP Lane made a motion to approve the minutes from the Special Finance Committee Meeting on October 10, 2024. CM Kerlavage seconded the motion. The motion passed with a unanimous vote.

CP Lane made a motion to accept the September and October Financial Reports 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 with a unanimous vote. This item moves out of committee.

CP Lane brought forward approval of the proposed 2025 budget. He noted that the budget as presented included the increased contributions from the Borough to the Blue Rock Regional Fire District, the Lancaster Public Library, and LEMSA. Mayor Aichele noted a minor misprint with his end of term listed in the budget. With no further discussion, CP Lane made a motion to approve the updated version of the proposed 2025 budget out of the finance advisory committee. CM Giberson seconded the motion. CP Lane finally noted that the budget would incur a \$400,000 deficit; this deficit would be covered by the general fund but would need to be addressed in future years to prevent additional millage rate increases. The motion passed with a unanimous vote. This item moves out of committee.

With no further agenda items and no further questions, CP Lane closed out the Finance Committee meeting.

PERSONNEL ADVISORY COMMITTEE MEETING

CM Eager took a roll call of the members of the Personnel Committee, in which all four members were present (CMs Eager, Bellile, Kaufhold, and Gerber).

CM Eager made a motion to accept the appointment of Tara Stowe Hossain to fill a vacancy on Planning Commission with a term ending 10/31/26. CM Bellile seconded the motion. The motion passed with a unanimous vote. This item moves out of committee.

November 12, 2024

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

CM Eager made a motion to accept the reappointment of Lynn Miller to the Zoning Hearing Board with a term ending date 12/31/29. CM Kaufhold seconded the motion. The motion passed with a unanimous vote. This item moves out of committee.

CM Eager made a motion to accept the reappointment of Karen DeLong to the Park Commission with a term ending date of 12/31/27. CM Bellile seconded the motion. The motion passed with a unanimous vote. This item moves out of committee.

With no further agenda items and no further questions, CM Eager closed out the Personnel Committee meeting.

PUBLIC WORKS AND PUBLIC WELFARE ADVISORY COMMITTEE

CM Giberson took a roll call of the members of the Public Works and Public Welfare (PW&PW) Committee, in which all four members were present (CMs Giberson, Bellile, Eager, and Kaufhold).

The PW&PW Committee opened with review of the Codes and Zoning Monthly Report by Borough Code Enforcement/Zoning Officer Rob Moyer. There were no questions from the Committee.

The next item was consideration of a petition by Student Lodging, Inc. to amend the zoning ordinance to establish the green energy overlay district. The petition was presented by Isaac Wakefield of Salzmann Hughes representing Student Lodging with additional comments from Geoff Beers and Bob Sempsey of Student Lodging. Mr. Wakefield reviewed the history of Student Lodging's 25-acre parcel located at 240 E. Cottage Avenue. Student Lodging has faced difficulty in devoting the property to residential use due to the parcel's topography and subsurface conditions. As a result, they want to convert approximately three acres for use as a solar energy system, which is not permitted under the property's current zoning. The proposed amendment would create an overlay district on the parcel and specify provisions and restrictions for the installation and maintenance of a solar energy system. The petition also proposed a resolution to amend the comprehensive plan due to the proposed change in the property's residential use.

Council asked questions relating to appearance of the proposed solar field and the impact on surrounding properties: appearance would be site specific, and impact would be minimal compared to other permitted residential uses. Council also asked what benefits the solar field would bring, particularly to the Borough. Mr. Wakefield noted the main benefit would be for the property owner's reduced energy needs as well as reducing strain on the regional grid for all residents. The solar field would not be tax exempt, so the Borough would still receive tax income, and the overlay district would not prevent future residential use as it would not remove the residential zoning currently in place.

Council asked further questions relating to maintenance of the solar field and use of the rest of the property, specifically touching on if maintenance would be the owner's responsibility and how most of the rest of the property would be maintained as green space or subdivided and sold. CM Giberson specifically noted that the solar field should be made pollinator and native-plant friendly. CM Eager also asked if Local Economic

November 12, 2024

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

Revitalization Tax Assistance (LERTA) could be of any help in developing the property for residential use, and Student Lodging noted that the cost of development was too prohibitive.

Council finally expressed concern over the overlay district being permitted by right as opposed to permitted by special exception. Manager DeSantis-Randall noted that since the petition was for an overlay district, this was not much of a concern. Mr. Wakefield further noted that the reason for the overlay district with restrictions was to avoid the need for a site-specific Zoning Hearing Board meeting, but that Student Lodging was not opposed to applying for a special exception if absolutely necessary.

With no further discussion, CM Giberson made a motion to accept with possible amendments the petition by Student Lodging Inc to amend the zoning ordinance to establish the green energy overlay district, and to adopt definitions and provisions in Chapter 380 governing certain renewable energy systems with the discussed additions. CM Bellile seconded the motion. The motion passed with a unanimous vote. This item is approved out of committee to be sent for consideration to the Planning Commission, the Lancaster County Planning Commission and also reviewed by staff and the Solicitor, and to be considered by the full council before advertising and approval.

The final item on the PW&PW Committee agenda was consideration of petition by The Loft Community Partnership LLC to amend the zoning ordinance to create a new use entitled “Community Resource Facility.” The petition was presented by Reilly Noetzel of Barley Snyder, representing The Loft with additional comments from Jenna Graeff, Executive Director of the Loft. Mr. Noetzel explained the definition of a “community resource facility” and other parameters of the proposed zoning amendment.

Council asked questions related to the various programs and services noted in the proposed text amendment, which Mr. Noetzel clarified would not be provided by the Loft directly but through community partnerships. Council noted that the definition of Community Resource Facility would need to be clarified moving forward. Council also asked if the neighborhood had been involved in The Loft’s plans, which The Loft confirmed. Ms. Graeff added that The Loft anticipates causing less disruption to the community than the current disruption cause by LEMSA activities.

Council discussed concerns with freely permitting Community Resource Facilities in the Borough by right, which Mr. Noetzel clarified would only apply to existing buildings over a particular square footage in residential districts. Discussion continued around zoning by right versus zoning by variance; CM Gerber clarified that variances were very hard to obtain and that a zoning ordinance amendment would be the best path forward.

After additional discussion, CM Giberson made a motion to accept with possible amendments the petition by the Loft Community Partnership LLC to amend the zoning ordinance to create a new use entitled “Community Resource Facility” to include the discussed revisions. CM Kaufhold seconded the motion. The motion passed with a unanimous vote. This item is approved out of committee to be sent for consideration to the Planning Commission, the Lancaster County Planning Commission and also reviewed by

November 12, 2024

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

staff and the Solicitor, and to be considered by the full council before advertising and approval.

With no further agenda items and no further questions, CM Giberson closed out the PW&PW Committee meeting.

MAYOR'S REPORT:

Mayor Aichele thanked all those who helped make the Veteran's Day ceremony a success.

BOROUGH MANAGER'S REPORT

Manager DeSantis-Randall brought forward authorization to advertise the 2025 Proposed Budget and to authorize the Solicitor to send the necessary legal notice. CP Lane made a motion to advertise the proposed 2025 budget as presented and authorize the Solicitor to send the necessary legal notice in accordance with Borough Code. CM Kerlavage seconded the motion. The motion passed with a unanimous vote.

Manager DeSantis-Randall then brought forward authorization of the Borough Solicitor to provide legal notice of the tax levy Ordinance. CP Lane made a motion to advertise the proposed tax levy as presented and authorize the Solicitor to send the necessary legal notice in accordance with Borough Code. CM Eager seconded the motion. The motion passed with a unanimous vote.

Manager DeSantis-Randall finally brought forward discussion and approval of a resolution to apply for the Local Share Account Statewide DCED Grant Program on behalf of The Loft Community Partnership. She briefly explained the grant program, which would be a request for \$500,000 to support the creation of the Loft's new food pantry. Ms. Graeff added that The Loft had previously completed over a year of grant work for an unsuccessful ARPA Grant, and that Representative Ismail Smith-Wade-El had recommended pursuing this grant program instead. CP Lane made a motion to approve a resolution to request a Statewide Local Share Assessment Grant of \$500,000 from the Commonwealth Financing Authority to be used for the Loft Community Partnership to support critical renovations to create a walk-through food pantry. CM Giberson seconded the motion. The motion passed with a unanimous vote.

PRESIDENT'S REPORT:

CP Lane noted that he would not be present for the November 26th Council meeting.

CP Lane then followed up on a prior citizen's request and concern relating to the Borough's political sign ordinance. He noted that the Borough's Code Enforcement Officer reviewed and found no significant violations in the Borough.

UNFINISHED BUSINESS: None

CITIZEN REQUESTS OR CONCERNS:

Mike Weidinger, 146 Victoria Road, responded to CP Lane's follow up on the Borough's political sign ordinance, stating that the Ordinance required signs to be removed within 48 hours

November 12, 2024

MILLERSVILLE BOROUGH COUNCIL MEETING MINUTES

of an election. Council clarified that residents have 7 days, not 48 hours, to remove signs. Council also requested specific addresses for future complaints so that the Borough could properly investigate and take action.

EXECUTIVE SESSION: None

ADJOURNMENT

CP Lane made a motion to adjourn. CM Bellile seconded the motion. The motion passed with a unanimous vote. The meeting adjourned at 7:10 PM.

Rebecca DeSantis-Randall
Borough Secretary

RADR/edd