

**APRIL 3, 2024**  
**MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES**

The Millersville Borough Planning Commission Meeting was called to order by Chairperson Michael Weidinger on Wednesday, April 3, 2024, at 6:30 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

**COMMISSION MEMBERS**

Michael J, Weidinger, Chairperson	Gary Hess, Vice-Chair
Anne Thundercloud, Secretary	Lauren E. Hauck, Member
Angela Cuthbert, Member	

**OTHERS PRESENT**

Rebecca A. DeSantis-Randall, Borough Manager  
Rob Moyer, Code Enforcement and Zoning Officer and Building Code Official  
Charles Schmehl, Senior Planner, Urban Research & Development Corporation (URDC)  
Sam Bigler, 19 Wabank Rd., Millersville Resident  
Phyllis Giberson, 332 Manor Avenue, Vice-President Borough Council  
David Sykes, 344 Valley Road, Zoning Hearing Board Member  
Lilly Ritter, 42 University Dr., MU Student  
Austin Sauder, 42 University Dr., MU Student  
John Michener, 50 W. Charlotte St., Millersville Resident  
Maximus Keefer, 720 Landmark Circle, MU Student

**MINUTES OF PREVIOUS MEETING**

The minutes from March 2024 were reviewed. Mr. Weidinger motioned to approve the minutes as submitted and the motion was approved unanimously.

**CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)**

None.

**OLD BUSINESS**

- 1) Final review of downtown commercial district (based on changes recommended by solicitor) and vote to send to Council for adoption.
  - a. Mr. Schmehl submitted copies and summarized the updates. Mr. Weidinger invited commentary and opinions on the readiness of the Limited Commercial Overlay District (LCO) document for borough council review.
  - b. The Planning Commission members agreed that the updated map and revised document were complete. Mr. Weidinger asked for a motion to send the updated commercial district through to the borough council. Ms. Hauck made the motion and Ms. Cuthbert seconded the motion. The motion passed unanimously to refer the documentation to the council for review and consideration.
  
- 2) Final review and vote to send the updated Streets and Land Development Ordinance (SALDO) for adoption.
  - a. Mr. Schmehl presented copies of the final update for consideration. Mr. Weidinger invited discussion and the commission members inquired if the borough engineer had the opportunity to review and comment on the final version. Mr. Schmehl agreed to contact Mr. Visniski for his input.
  - b. Mr. Weidinger requested a motion to send the updated SALDO through to the borough council. Ms. Cuthbert made the motion and Mr. Hess seconded. The motion passed unanimously to refer the ordinance to the council for review and consideration, along with any adjustments suggested by Mr. Visniski.

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**NEW BUSINESS**

- 1) Review and discussion of the proposed short-term rental ordinance.
  - a. The comments of the borough solicitor regarding the short-term rental ordinance were discussed.
  - b. Ms. DeSantis-Randall presented the solicitor's rationale for the stringent requirements that short-term rentals meet the commercial business standards for access and safety.
    - i. Mr. Weidinger inquired if the county planning commission had reviewed the proposed ordinance. In reply, Ms. DeSantis-Randall stated once the borough Planning Commission completed commentary, the ordinance would be submitted to the county planning team. The ordinance would then be published with 45 days for public commentary prior to borough council consideration.
    - ii. Mr. Weidinger commented that the restrictions for the Residential Preservation (RP) zoning were a change in direction for the borough. Specifically, a short-term rental is not allowed in an owner-inhabited residence. This would prevent owners from renting out a room within their home, which was part of the intent of the RP zoning. Ms. DeSantis-Randall reiterated that court rulings led the borough solicitor to emphasize short term rentals must be a business venture, complete with the requirements for accessibility, fire safety, and 24-hour/7 day emergency contact(s).
    - iii. Ms. Hauck, Mr. Weidinger, and Mr. Hess discussed the fact that this change in direction could have an unintended result of older homes not being repurposed and preserved. Ms. Hauck mentioned that a homeowner lacking resources could elect to demolish an older home that was in disrepair, versus benefiting from short-term rental income that could be reinvested in property maintenance.
  - c. The Planning Commission deferred to the reasoning and court-based direction delivered by the borough solicitor in framing the short-term rental ordinance.
  - d. Ms. DeSantis-Randall will advance the review of the short-term rental ordinance.  
*Note: A copy of all referenced documents is available in the Borough offices.*
- 2) Planning Commission members briefly discussed the scheduled May meeting to determine member availability. Three members would be quorum and if agenda items are advanced, Mr. Weidinger will chair the May 1<sup>st</sup> meeting.

**ADJOURNMENT.** at 7:05 PM.

Respectfully submitted,

Anne Thundercloud, Secretary