

AUGUST 7, 2024
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Vice-Chair Gary Hess on Wednesday, August 7, 2024, at 6:30 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMISSION MEMBERS

Michael J. Weidinger, Chairperson (via phone)	Gary Hess, Vice-Chair
Lauren E. Hauck, Member	Anne Thundercloud (not present)
Angela Cuthbert, Member	

OTHERS PRESENT

Rebecca A. DeSantis-Randall, Borough Manager
Rob Moyer, Code Enforcement and Zoning Officer and Building Code Official
Phyllis Giberson, 332 Manor Avenue, Vice-President Borough Council
Darlene Eager, 529 Oak Ridge Dr., Assistant Secretary Borough Council
Linda Bellile, 437 Penn View, Borough Council Member
Michael Kaufold, 122 Kready Ave., Borough Council Member
Diane Thomas, 325 Landis Ave., Resident
Dan Thomas, 325 Landis Ave., Resident
Sam Bigler, 19 Wabank Rd., Resident
Unknown, Resident

MINUTES OF PREVIOUS MEETING

The minutes from April 2024 were not available for approval.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT): None.

OLD BUSINESS: None.

NEW BUSINESS

1. Report from July 9, 2024 Council Meeting

Chairperson Weidinger and Vice-Chair questioned the review process of the text amendment proposal submitted to the Borough by Garmin Builders. The Chair and Vice-Chair raised concerns that the text amendment should not have gone to Borough Council before the Planning Commission had an opportunity to review it. Chairperson Weidinger had requested a copy of the text amendment prior to the July Planning Commission meeting but did not receive it in a timely manner so the July meeting was cancelled. Both were concerned that the Planning Commission had been circumvented and questioned the role of the Planning Commission in land development proposals. Both were also concerned with the treatment of Garmin Builder representatives at the Borough Council meeting. Chairperson Weidinger questioned who forwarded his email to Borough Council to resident Susan Guggenheim. Vice-Chair Hess also raised concerns that inaccurate information was being shared by Borough Council.

Borough Manager DeSantis-Randall stated that the Planning Commission did review each text amendment as presented by Garmin Builders at the March 6, 2024 PC meeting and recommended the changes that were proposed. Ms. Cuthbert indicated that the PC did not review the actual text amendment document at the meeting.

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Borough Council Vice-President Giberson referred to the March 6, 2024 PC meeting minutes that stated that the PC recommended the changes proposed by Garmin Builders. She stated that the July 9 meeting was the first opportunity for the Public Works and Public Welfare Advisory Committee to question Garmin Builders about their proposed amendments. VP Giberson also raised concerns that she was not given an opportunity to ask Garmin Builders all her questions at the March 6, 2024 PC meeting and reiterated that the PWPWAC needed an opportunity to ask questions of Garmin Builders.

Planning Commission member Hauck questioned the scope of the discussion at the July 9, 2024 Borough Council meeting. The discussion should have been the text amendment not the physical plan.

Borough Assistant Secretary Eager clarified that based on the approval indicated in the PC minutes, the text amendment went to the Public Works and Public Welfare Advisory Committee, who discussed it at the Borough Council meeting on July 9, 2024 and that Borough Council has not discussed the text amendments.

Borough Council Vice-President Giberson raised concerns that the proposed text amendments were contrary to the Borough's comprehensive plan and that the Borough needs to follow the plan and not give in to all of Garmin's proposed changes. VP Giberson reported that residents are concerned with the proposed apartments, potential traffic, and the calculation greenspace and bonus density. VP Giberson also suggested that Garmin Builder's proposed changes should be considered via special exceptions not a text amendment. Mr. Kaufold questioned the possibility of adding additional entrances to the proposed development.

Planning Commission member Hauck responded that it is typical for developers to ask for leniency, and it allows the borough the opportunity to negotiate for other improvements that benefit the community. Ms. Hauck suggested that many of the concerns seem related to the proposed apartments and density and noted that proposed density is lower than what is suggested by the Lancaster County Planning Commission. Ms. Hauck stated that traffic concerns are valid but reminded that entire proposal still needs to be vetted by PennDOT who will conduct traffic studies.

Borough Council member Bellile clarified that a fence around the entire development was not suggested to Garmin Builders but rather a barrier between the new development and the Quaker Hills neighborhood. Other suggestions given to Garmin Builders were lower density and concrete sidewalks rather than macadam pathways.

Chairperson Weidinger reminded those in attendance that the Planning Commission has an obligation to the borough and county to use land wisely and that 7 units per acre is not high density. And in accordance with the borough comprehensive plan, the borough has an obligation to provide housing for middle income families.

A resident who did not sign in asked how the public can see the plans proposed by Garmin Builders. Vice-Chair Hess suggested that residents can attend Planning Commission meetings or request to see the plans from the Borough office.

VP Giberson requested that the Borough Manager send the Code of Conduct to all Borough committees.

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2. Possible Changes to Planning Commission officers

Chairperson Weidinger asked Ms. Hauck if she would seek another term on the Planning Commission. Ms. Hauck responded that she would.

3. Discussion of the role of the Planning Commission in Borough Land Development Issues

Borough Manager DeSantis-Randall indicated that the Borough has received no further communication from Garmin Builders. Once a revised text amendment document is received, it will be forwarded to the Planning Commission for review, followed by PWPWAC, Borough Council, then the Lancaster County Planning Commission.

More communication and collaboration are needed between the Planning Commission and the Public Works and Public Welfare Advisory Committee.

ADJOURNMENT. at 7:25 PM.

Respectfully submitted by Angela Cuthbert, Planning Commission Member