

DECEMBER 4, 2024
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chair Michael Weidinger on Wednesday, December 4, 2024, at 6:31 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMISSION MEMBERS

Michael J, Weidinger, Chair
Gary Hess, Vice-Chair
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
Isaac Wakefield, Salzmann Hughes
Geoff Beers, Student Lodging Inc.
Bob Sempsey, Student Lodging Inc.
Reilly Noetzel, Barley Snyder
Tom Keller, Loft Community Partnership LLC
Justin Curran, MVE Group
Ty Espenshade, MVE Group

MINUTES OF PREVIOUS MEETING

The minutes from November 2024 were not available for approval.

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

NEW BUSINESS

1. Isaac Wakefield, Salzmann Hughes, representing Student Lodging Inc. (SLI), presented a petition by SLI to amend the zoning ordinance to establish a green energy overlay district and to adopt definitions and provisions in Chapter 380 governing certain renewable energy systems. Mr. Wakefield also presented a proposed resolution to amend the Comprehensive Plan in accordance with the changes in the proposed zoning amendment.

The Commission asked questions relating to the boundaries for the overlay, limiting use to solar panels, the possibility of future tax revenue through residential use, SLI's payment in lieu of taxes (PILOT) to the Borough, SLI's ownership and use of the solar array, the potential development of a connector road, and the different definitions of "glare" in the existing Zoning Ordinance and in the proposed amendment. The Commission also discussed concerns with not developing the property for residential use. The Commission finally discussed recommending to Council to adjust the remaining traditional neighborhood overlay district for higher density and recommending expansion of the overlay to additional districts in the Borough.

After discussion and questions from the Commission, Commission Member (CM) Hauck made a motion to recommend moving forward with SLI's petition to amend the zoning ordinance to establish a green energy overlay district and to adopt definitions and provisions in Chapter 380

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governing certain renewable energy systems with edits to the definition of “glare.” CM Cuthbert seconded the motion. The motion passed with a unanimous vote.

2. Reilly Noetzel, Barley Snyder, representing The Loft Community Partnership LLC (the Loft), presented a petition by the Loft to amend the zoning ordinance to create a new use entitled “Community Resource Facility.” Mr. Noetzel noted that if certain requirements were met, the use would be by right and otherwise by special exception.

The Commission asked questions relating to the definition “Community Resource Facility,” availability of parking, permitting use in certain residential and park districts, comparison to the existing “Community Center” use. The Commission further discussed removing permission by special exception, limiting the accepted square footage.

After discussion and questions from the Commission, CM Hauck made a motion to recommend approval of the Loft’s petition to amend the zoning ordinance to create a new use entitled “Community Resource Facility.” CM Hess seconded the motion. The motion passed with a unanimous vote.

3. The Commission asked about procedures for petitions. Manager DeSantis-Randall discussed the legal process set by the Municipal Planning Code, and the Commission expressed concern with Council’s actions to approve and direct the petitions to the Commission.
4. The Commission discussed meeting dates for 2025. Manager DeSantis-Randell offered keeping meetings at the same time on the first Wednesday of each month, except for January which would be moved to January 8th. The Commission agreed with this proposed schedule.

OLD BUSINESS:

1. The Commission asked about the status of the subdivision and land development work in the Borough. Manager DeSantis-Randall stated she had not received any communication from Charlie Schmiel [from URDC] since the summer. Chair Weidinger offered to reach out to Charlie for an update and his revisions to the SALDO and Street and Sidewalk Ordinance.

ADJOURNMENT

Chair Weidinger adjourned the meeting at 7:38 PM.

Respectfully submitted

Rebecca DeSantis-Randall, Borough Secretary
RDR/edd