

DECEMBER 6, 2023
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chairperson Michael Weidinger on Wednesday, December 6, 2023, 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, Council President
Angela Cuthbert, Member

OTHERS PRESENT

Rob Moyer, Code Enforcement and Zoning Officer and Building Code Official
David Sykes, 344 Valley Road, Millersville Resident
Geoff Beers, Student Lodging
John Mateyak, Brubaker, Connaughton, Goss & Lucarelli LLC
Nick Grigoriades, Owner 108 N. George St.
Evan Graybill, 36 E. Cottage Avenue, Millersville Resident

MINUTES OF PREVIOUS MEETING

The minutes from November 2023 were reviewed. Ms. Hauck motioned to approve the minutes as submitted, seconded by Ms. Cuthbert, and approved unanimously.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

- 1) Ms. Cuthbert motioned that the review of the subdivision and land development ordinance (SALDO) forwarded by Mr. Schmehl (URDC) be added to the PC agenda. Mr. Hess seconded the motion, and the motion was approved unanimously.
- 2) Mr. Moyer requested the discussion regarding the demolition of 108 N. George Street be moved to the beginning of the meeting. Mr. Weidinger inquired if anyone objected, the PC agreed, and Mr. Mateyak offered remarks.
 - a. The property has suffered severe vandalism. In addition, a tree fell causing water infiltration.
 - b. Mr. Grigoriades obtained an estimate from Benchmark for the restoration of the property that exceeded \$1 million. With the planned demolition, this will begin the process to develop the entire corner in cooperation with Millerville University. This would be part of the new commercial area that was documented in the 2023 comprehensive plan and in the zoning ordinance.
 - c. The PC does not have a formal role in approval of the demolition. Mr. Mateyak will forward the estimate for restoration to the Zoning Hearing Board
- 3) Mr. Weidinger opened discussion on the Zoning Amendment for the Downtown District. Although the updated map was not included in the draft, it will now include the three properties on Normal Avenue.
 - a. Ms. Cuthbert inquired if the 50% reduction in the parking spot requirement was appropriate. Mr. Moyer clarified that the square footage of the development establishes the number of parking spots required for any development in the current ordinance. The required parking spots in the new commercial area could be reduced to reflect the available after-hours parking in Millersville University structures. The PC recommended allowing 70% reduction in required parking spots.
 - b. The PC briefly discussed any required amendments to manage commercial properties that propose late night hours. Both the noise ordinance and the restrictions on types of

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- development should ensure that the neighborhood would not be adversely impacted.
- c. Mr. Weidinger proposed that he forward the updated Zoning Amendment to Mr. Moyer for review by the Borough Solicitor. Mr. Moyer will follow through on the process and forward the updated amendment to the Borough Council.
- 4) Mr. Weidinger introduced the updated SALDO. He invited PC members to send any comments to him and he will work directly with Mr. Moyer, Mr. Visniski (RAV Associates), and Mr. Schmehl (URDC) to update the draft.
- 5) Mr. Weidinger opened discussion on the need for an ordinance for Short Term Rentals.
- a. The current ordinance prohibits short term rentals; however, residents can request an exception.
 - b. Mr. Moyer experiences difficulty in enforcement and suggests the Borough needs to address the changing rental market, and formally document requirements for registration and licensing.
 - c. Mr. Graybill addressed the PC and shared his experience renting his property through the Airbnb platform. His property must be maintained to earn positive reviews, and he presented the benefits of allowing short term rentals within the Borough.

ADJOURNMENT. at 7:25 PM.

Respectfully submitted,

Anne Thundercloud, Secretary