

FEBRUARY 5, 2025
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chair Lauren Hauck on Wednesday, February 5, 2025, at 6:30 PM in the Borough Hall at 100 Municipal Drive, Millersville, Pennsylvania.

COMMISSION MEMBERS

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

OTHERS PRESENT

Brandon Williams, Garman Builders
Connor Kilgore, Garman Builders
Mark Lloyd, Garman Builders
Jason Garman, Garman Builders
Reilly Noetzel, Barley Snyder, representing Garman Builders
Phyllis Giberson, Borough Council
Linda Bellile, Borough Council
Joseph Lane, Borough Council
Darlene Eager, Borough Council
Marianne Kerlavage, Borough Council
Mike Kaufhold, Borough Council
David Aichele, Mayor
Jeff Rambish
Ed and Stephanie Hersh
Rob Moyer, Borough Code Enforcement/Zoning Officer and BCO
Rebecca A. DeSantis-Randall, Borough Manager

APPOINTMENT OF SECRETARY

Commission Member (CM) Hess made a motion to appoint CM Weidinger as the new Secretary. Chair Hauck seconded the motion. The motion passed with three in favor and one opposed (CM Weidinger).

MINUTES OF PREVIOUS MEETING

Chair Hauck made a motion to approve the minutes from the previous meeting on January 8, 2025, with correction to the spelling of her name. CM Hess seconded the motion. The motion passed with unanimous vote.

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

NEW BUSINESS: None.

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OLD BUSINESS

1. The first item of business was a presentation from Garman Builders on a proposed concept plan for the property at Route 741/999.
 - a. Reilly Noetzel of Barley Snyder, representing Garman Builders, opened with a brief overview of the plan's development. He explained there were two plans being presented, one By-Right as requested by Council to show what was permitted under the current T&D ordinance, and the other Preferred which would require ordinance amendments but did meet density requirements under the T&D.
 - b. Brandon Williams of Garman Builders then presented the two plans, noting that they addressed Council's primary concerns from July 2024 by reducing density to 6 dwelling units per acre and coordinating with Traffic Planning and Design to project the traffic impact.
 - c. Under the By-Right Plan there were 357 dwelling units, and the previous standalone apartment buildings were replaced with four 3-story mixed use buildings. The parking areas and stormwater management were substantially increased, reducing overall green space.
 - d. Under the Preferred Plan there were also 357 dwelling units with a combination of standalone apartments and mixed-use buildings. Commercial space was also reduced from the original 40,000 square feet to 30,000 square feet. This plan is preferred by Garman because it provides a mix of housing types, meets density, and maintains 20 acres of open space.
 - e. The Commission stated that they liked the Preferred Plan but overall liked the original plan better for its increased commercial space and higher density. The Commission also discussed traffic planning, stormwater management, sewer capacity, the status of the development's streets as public or private, and Garman's ownership and management of the rental properties.
 - f. Questions were taken from the audience, in which Linda Bellile and Phyllis Giberson of Borough Council each noted elements of the By-Right and Preferred Plans that they liked, stressing their preference for lower density, removing standalone apartments, and increasing commercial and mixed-use space.
 - g. The Planning Commission concluded by confirming their support for the Preferred Plan and recommending that Council consider re-adding certain elements to the Preferred Plan from the original plan.

2. Manager DeSantis-Randall then gave a brief update on the SALDO/Street and Sidewalk Ordinance. She stated that the Borough's consultant URDC was no longer in business as of January 31, 2025, and that staff were looking into ways to push both the ordinance and the Park Master Plan forward with the information the Borough had from URDC.

ADJOURNMENT

Chair Hauck adjourned the meeting at 7:38 PM.

Respectfully submitted,

Rebecca DeSantis-Randall,
Borough Secretary
RDR/edd