

FEBRUARY 7, 2024
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chairperson Michael Weidinger on Wednesday, February 7, 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
Robert Visniski, P.E. of RAV Associates
Charles Schmehl, Senior Planner, Urban Research & Development Corporation (URDC), by phone
Geoff Beers, CEO, Millersville University Student Services, Inc.
Linda Bellile, 437 Penn View, Borough Council Member
Phyllis Giberson, 332 Manor Avenue, Vice-President Borough Council
David Sykes, 344 Valley Road, Zoning Hearing Board Member

MINUTES OF PREVIOUS MEETING

The minutes from January 2023 were reviewed. Mr. Weidinger motioned to approve the minutes as submitted, seconded by Mr. Hess, and approved unanimously.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

- 1) Mr. Moyer requested that topic 3 of the meeting agenda be moved to the start of the meeting. Mr. Weidinger invited Mr. Beers to discuss his letter to Ms. Desantis-Randall, Borough Manager. Mr. Beers reviewed the contents and discussed the challenges to develop the property bordering the Conestoga River. He emphasized these earlier discussions did not address the expenses of a wastewater pumping station.
 - a. The latest offer from a developer was below appraised value.
 - b. Although not an approved use, the concept of a solar farm was proposed to monetize the property.
 - c. After discussion, the Planning Commission emphasized the most recent comprehensive plan prioritizes residential development. A residential developer could potentially present a plan dependent on zoning accommodations to improve the viability of the project.

Note: A copy of the letter is available in the Borough offices.
- 2) Mr. Schmehl introduced the draft of a land development framework. Mr. Visniski emphasized the draft provides more detailed guidance tied to commonwealth standards and implementation is by resolution, versus an ordinance. This allows for more timely adoption of the framework.
- 3) Mr. Schmehl will email the Commercial Overlay map to the entire Planning Commission on February 8, 2024.
- 4) Mr. Weidinger invited the Planning Commission members to consider what next steps could be taken to realize the goals delineated in the Comprehensive Plan. These steps are documented on pages 35-39 of the adopted plan.

Note: Refer to <https://millersvilleborough.org/wp-content/uploads/2022/09/Millersville-Draft-Comprehension-Plan-With-Action.pdf>

ADJOURNMENT. at 7:25 PM.

Respectfully submitted,

Anne Thundercloud, Secretary