

JANUARY 3, 2024
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chairperson Michael Weidinger on Wednesday, January 3, 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)
Jason Garman, Garman Builders
Brandon Williams, Garman Builders
Alex Piehl, RGS Associates (Garman Builders)
Reilly S. Noetzel, Barley Snyder (Garman Builders)
Andrew Boxleitner, Borough Streets Superintendent
Kyle Miller, Borough Streets
Phyllis Giberson, 332 Manor Avenue, Millersville Resident

MINUTES OF PREVIOUS MEETING

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

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

- 1) Mr. Weidinger opened the meeting by introducing Ms. Desantis-Randall as Borough Manager.
- 2) Mr. Weidinger invited the representatives from Garman Builders to present an overview of their proposed development of the acreage on 741/999. Garman Builders will also present this overview to Borough Council.
 - a. Mr. Garman introduced his team and Mr. Williams began by presenting the layout and composition of the 373 unit development concept that targets the “move-up” buyer.
 - i. The proposal includes detached single family (69 units: 52 full size, 17 cottage size), townhouses (184 units: 18 front load, 42 detached rear load, 124 rear load), apartments (120 units in 5 buildings adjacent to the Oak Knoll development), and commercial (40,000 sq. ft. in 4 buildings adjacent to Hwy. 741) in the development.
 - ii. Ms. Giberson pointed out that the development needs additional access besides one exit to Hwy. 741. Mr. Hess pointed out that the proposed apartment parking lot has an additional access point to Hwy. 741. Garman clarified there are Commonwealth restrictions that access must be a minimum of 1,000 feet from the intersection, and therefore these proposed entrances meet that requirement and facilitate emergency service access.
 - iii. This proposal preserves over 18 acres of open space, in addition to the storm runoff areas, including an 11 acre recreational area. This proposed recreation area includes trails and preservation of the existing stream, wetlands and woodlands.
Note: Copies of the RGS layouts and the development letter are in the Borough

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offices.

- b. The Garman team reviewed the development letter outlining several zoning accommodations that will also be reviewed with Borough Council. Once the development advances these will be formally requested through the appropriate channels.
 - i. Apartments over commercial spaces. The initial development proposes stand-alone apartments in 3 story buildings and separate commercial development. Insurance and commercial feature requirements are the conflicting issues driving these design decisions. Ms. Cuthbert challenged the standalone approach versus encouraging small businesses owners to reside over their commercial spaces. Garman Builders' approach simplifies the building designs and amplifies the affordability while maintaining a neighborhood building scale.
 - ii. Unit density. The initial design uses incentives to maximize density. The request is for 7 units per acre based on an additional incentive for rear load alleys and consideration for recessed front load garages. This density increase is more in line with the Lancaster County density target.
 - iii. Lot size. Garman proposes designs that have narrower dimensions that are more consistent with historical development. These designs would feature rear load access and create a village-like scale.
 - iv. Apartment height. To accommodate three stories and a roof pitch, Garman suggests a building height of 45 feet versus 40 feet in the ordinance.
 - v. Asphalt trails. In recreational areas and in absence of unit development, Garman suggests using asphalt pathways versus concrete sidewalks to allow greater design flexibility.
 - vi. Green space frontage. Garman would like to propose the addition of innovative dwelling designs that front on green space.
 - vii. Area versus specific dimensions. For porches, Garman suggests using a targeted area versus specific dimensions to allow for more design flexibility across the townhouse units.
 - c. Mr. Weidinger led the PC in sharing their input and remarks were generally favorable. He suggested members of the Planning Commission could attend the presentation to the Borough Council to offer perspective on how the initial concept proposed aligns with the Comprehensive Plan and traditional neighborhood development.
- 3) Election of officers. Mr. Weidinger invited discussion on the retention of the Planning Commission officers and motioned that the 2023 organization continue. Mr. Hess seconded the motion, and the motion was approved unanimously.
 - 4) Mr. Weidinger suggested the Zoning Amendment for the Downtown District just needs the updated map to include the three properties on Normal Avenue. Mr. Schmehl will finalize these updates for forwarding to the Borough Solicitor. Once the updates are advertised, Ms. Desantis-Randall will forward the amendment to Borough Council for approval.
 - 5) Mr. Schmehl introduced the updated SALDO provided by Mr. Visniski. He invited PC members to review the edits, and Mr. Schmehl (URDC) will update the draft.
 - a. Ms. Cuthbert suggested in Article IV on page 11, the term "should" perhaps is inconsistent to the intent: The sketch plan shall be drawn to scale, versus it being optional. Mr. Schmehl reviewed the terminology and suggested that a sketch plan may have less stringent requirements.
 - b. There was discussion on definition of any traffic study or required traffic count being conducted when the university and schools are in session to reflect the peak street usage.
 - c. There is not a Shade Tree Commission, as referenced on page 31. Mr. Schmehl suggested referencing a list versus an entity.
 - d. Overall, the SALDO should refer to the Commonwealth technical standards (PennDOT)

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for ADA compliance and construction code enforcement.

- 6) Mr. Weidinger ended the meeting by congratulating Mr. Boxleitner on his retirement from the Streets Department. Mr. Boxleitner's service included stepping in as interim Borough Manager, and his efforts on behalf of Millersville have been exemplary.

ADJOURNMENT. at 8:30 PM.

Respectfully submitted,

Anne Thundercloud, Secretary