

JANUARY 8, 2025
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chair Michael Weidinger on Wednesday, January 8, 2025, at 6:30 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
Tara Stowe Hossain, Member

OTHERS PRESENT

Rebecca A. DeSantis-Randall, Borough Manager
Rob Moyer, Code Enforcement and Zoning Officer and Building Code Official
Isaac Wakefield, Salzman Hughes
Geoff Beers, Student Lodging Inc.
Bob Sempsey, Student Lodging Inc.
Erica Townes, The Loft Community Partnership
Aaron Skelly, The Loft Community Partnership

NEW APPOINTMENTS

1. Chairman Weidinger made a motion to appoint Lauren Hauck as the new Chair; the motion passed with a unanimous vote.
2. Chairman Weidinger made a motion to appoint Angela Cuthbert as the new Vice-Chair; the motion passed with a unanimous vote.
3. Chairman Weidinger requested volunteers for the secretarial position. A motion made to appoint Tara Hossain as the new secretary passed with a unanimous vote.

MINUTES OF PREVIOUS MEETING

A motion to approve the minutes from the previous meeting on December 4, 2024 was made by CM Cuthbert, seconded by CM Weidinger, and approved by all.

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

NEW BUSINESS: None.

OLD BUSINESS

1. Erica Towns, representing The Loft Community Partnership LLC (the Loft), presented the revised petition by the Loft to amend the zoning ordinance to create a new use entitled “Community Resource Facility.”
 - a. After discussion and questions from the Commission, CM Weidinger made a motion to recommend approval of the Loft’s petition to amend the zoning ordinance to create a new

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use entitled “Community Resource Facility.” CM Hess seconded the motion. The motion passed with four members in favor, and one abstention from CM Stowe Hossain due to this being her first meeting.

2. Isaac Wakefield, representing Student Lodging Inc. (SLI), presented an overview of the changes that were requested by the council and the solicitor were to amend the zoning ordinance and Comprehensive Plan to establish a green energy overlay district and to adopt definitions and provisions in Chapter 380 governing certain renewable energy systems.
 - a. Changes incorporated and reviewed by Wakefield included planting pollinator-friendly vegetation, removing the duplicative definition of “glare”, clarifying the definition of medical services, the effective date of the ordinance, the date of an existing building in order to qualify, maximum and minimum square footage requirements of the building, permitted use only for R1 and R2 zoning
 - b. CM Weidinger asked for clarification that this overlay only applies to this specific property and Wakefield confirmed that is correct. If the property were to be subdivided, the overlay would not be applicable to the subdivided section.
 - c. 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 governing certain renewable energy systems. CM Weidinger seconded the motion. The motion passed with four members in favor, and one abstention from CM Stowe Hossain due to this being her first meeting.
3. The Commission asked about the status of a traffic study being conducted by PennDOT to determine the impact of a proposed new high-density community behind John Herrs adjacent to Freedom Memorial Park. Manager DeSantis-Randall confirmed the initial traffic study was too narrow and will now be expanded out in several directions including connecting to Rt 741, Millersville Pike. DeSantis-Randall also confirmed the traffic study is required to be conducted during the school year to obtain an accurate representation of the impact.
 - a. The majority of this proposed new community would fall within Manor Township with the exception of a few homes; however it’s anticipated there would be a significant impact on Millersville Borough’s resources including Millersville Borough’s roads, park, and emergency services, specifically response time by Millersville’s police department. Existing roads including Leaman avenue and parking lot belonging to Eshleman Elementary school would need to be rerouted in order to access the proposed community. Based on the proximity of the park to the community, the Borough would explore shared revenue through an intermunicipal agreement to support community resources.
 - b. Manager DeSantis-Randall confirmed that the sewer hookup would be with LASA and not connecting to Millersville Borough’s sewer system which does not have capacity to manage a new community of this size/density.
 - c. Manager DeSantis-Randall will be participating in an upcoming intermunicipal meeting with other managers and will keep the commission apprised as updates become available.

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4. The Commission had general discussion about next steps to obtain the revisions to the SALDO and Street and Sidewalk Ordinance. Manager DeSantis-Randall has not been able to establish contact with the Urban Research & Development Corporation but will keep the commission apprised of any updates.

5. The Commission discussed the next meeting will be the first Wednesday of February, which will be February 5th at 6:30pm.

ADJOURNMENT

Chair Hauck adjourned the meeting at 6:54pm.

Respectfully submitted,

Tara Stowe Hossain, Secretary