

**JULY 1, 2020**  
**MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES**

The Millersville Borough Planning Commission Meeting was called to order by Chair Michael Walker with the pledge to the flag followed with a moment of silence on Wednesday, July 1, 2020 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

**COMMITTEE MEMBERS**

Michael D. Walker, Chair  
James A. Stager, Vice Chair  
Gary G. Hess, Secretary

Michael J. Weidinger  
Lauren E. Hauck

**OTHERS PRESENT**

Michael Tuscan, Borough Code Enforcement & Zoning Officer  
David Sykes, Resident  
Steve Daugherty, Resident  
Mickey Thompson  
Kyle Gillespie  
Joel Snyder, RGS Associates  
Alex Piehl, RGS Associates  
Josh Fry  
Bryce G. Burkentine, Burkentine Real Estate  
Adam Hageman, Bennett Williams  
Mike Leichliter, Penn Manor SD Superintendent & Resident  
Tom Keller, Resident

**MINUTES**

**1. January 8, 2020 Planning Commission Minutes**

James Stager moved to approve the minutes of the January 8, 2020 meeting of the Planning Commission. Michael Weidinger seconded the motion. With no further discussions, the motion passed by a unanimous vote.

**SECRETARY'S REPORT**

None

**CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)**

David Sykes, resident of 344 Valley Rd. Millersville voiced his opposition to the project due to the density of new residents that would be introduced into the borough and that the Penn Manor School District stated that they cannot handle a higher density. Mr. Sykes went on to state that in his opinion the higher the density in a neighborhood the less respect there is for neighbors and property. Member Michael Weidinger objected to the statement and explained to Mr. Sykes that all people are welcome to reside in Millersville Borough. Mr. Sykes stated that he did not mean for his statement to be derogatory to any race or nationality but, rather directed to people in general.

JULY 1, 2020  
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

NEW BUSINESS

1. Presentation of the “Millersville Town Center” Concept Plan by Joel R, Snyder, Managing Principal for RGS Associates and representatives of Berkentine Real Estate/Property Management Company & Home Builders.

Joel R. Snyder, RGS Associates and representative of Burkentine Real Estate/Builders started off the presentation by introducing Bryce Burkentine of Burkentine Real Estate, Adam Hageman of Bennett Williams and other representatives that were in attendance with him. Mr. Snyder stated that he had presented this plan to Borough Council who responded with positive feedback and was then advised to present the plan to the Planning Commission. Mr. Snyder went on to explain that the property consisted of 63 acres and the reason for being at the meeting was to have a workshop and get feedback on the overall concept of the plan being submitted. The plan shows 3 internal streets with a park area, walking trails, commercial buildings, 24 and 60 unit apartments and townhouses.

Bryce Burkentine, Burkentine Realty/Builders introduced himself, gave background history of the company and a brief overview of the types of housing/buildings that would be built. The housing would be a combination of 3 story Townhouse and Garden House apartments which would be 1 floor living and be diverse and affordable. There would also be a 4 story Elevator Type building which would house tenants 55 and over. All tolled there would be 583 housing units in this project. The average apartment/townhouse will be approximately 1600 sq. ft. in size. The buildings will be owned, operated and maintained by Burkentine Group.

Adam Hageman, Bennett Williams introduced himself, gave background history on himself and his company and stated that his portion of the project would be the commercial buildings on the plan. Mr. Hageman went on to describe the types of commercial buildings that would front Millersville Pike and Millersville Road. The buildings shown on the plan included a 3900 sq. ft. Bank, 4,275 sq. ft. Restaurant, 12,000 sq. ft. Retail Building, 14,698 sq. ft. Pharmacy and a 20,000 Sq. ft. 2 story Medical Office. Mr. Hageman reiterated that the plan was purely conceptual and was being presented to get feedback from Borough Council and the Planning Commission on their proposed plan.

Joel Snyder continued by stating that the placement of the building setbacks would be dictated by PennDOT since both Millersville Rd and Millersville Pike are state owned roads and would have to undergo PennDOT studies for the traffic lights, traffic flow, improvements and entrances to the development. Mr. Snyder displayed some conceptual renderings of the various buildings asking planning members for comments and questions. Planning members questioned things such as percentage of rentals, garages, size of units, monthly fees and price range of units. Resident Steve Daugherty asked how the residents are screened and how the development is going to be maintained so it does not deteriorate over the years. Bryce Burkentine responded by stating that they have a strict screening process which is driven by market rates and age groups making it more high end luxury apartments and there would be no section 8 housing. The development would be maintained by Burkentine. Lauren Hauck responded to Mr. Burkentine that the County is looking for more affordable housing and the community is looking for a more diverse income group to be considered and not all at one price point as presented. She mentioned that a mixed income neighborhood with lower income housing is more inclusive for a community to thrive and is what would be a better fit in this area of the Borough.

**JULY 1, 2020**  
**MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES**

Mickey Thompson, attorney for Berkenstine addressed Mr. Daugherty's question stating that they have a very strict screening process which he is involved in and if problems arise or anyone gets out of hand across the mixed uses he deals with the problem. Jim Stager asked Mr. Thompson if he had

any experience with large student populations referencing Millersville Borough's extensive Student Rental Program and how they would deal with student rentals. Mr. Thompson responded that he had extensive experience in Lehigh Valley with student populations and did not believe it would be an issue because of background checks and price point of housing. He said they are not looking to attract student populations but are looking to create a community vibe.

Mike Lechlitter, Superintendent of Penn Manor Schools responded to a resident's statement that the current schools are at capacity and cannot handle more students. Mr. Lechlitter stated as general information, that from the School Districts perspective, the current schools would not be able to handle the influx of students generated by this proposed development. The Borough students would have to be bused to other schools in the district because the Eshelman Elementary school is at capacity currently and the other schools in the district have room for about 90 more students. Any expansion of schools would have to be done in Manor Township on land owned by the District. Mr. Lechlitter also mentioned that there is a moratorium on developing in Manor Township due to lack of water capacity from Lancaster City until the water tower is built.

Lauren Hauck expressed her concerns that the plan as presented to the Planning Commission does not meet the expectations and needs of the Borough Comp Plan and County 2020 Urban Growth plan which call for affordable and diversified housing in a community setting. Mike Weidinger followed up by stating the development should be more of a mixed use of single homes, townhomes and commercial uses that align more with the TN, Traditional Neighborhood Overlay District which is the current zoning on the property which was confirmed by members Mike Walker , Jim Stager and Gary Hess. A discussion was had by all members outlining what they would like to see developed on this parcel. All members agreed that the concept plan presented is not acceptable and asked the presenters to redesign the plan and come back with something that would fit the Residential/TN District. Mike Walker thanked all for coming and presenting their plan to the Planning Commission.

**2. Millersville Pike Water Main Project Letter to Millersville Borough Planning Commission**

Chairman Mike Walker shared a letter that was sent as a courtesy to the Borough and Planning Commission on behalf of the City of Lancaster, ARRO Consulting, Inc. The letter is to inform all who are connected to their water system of the City's intent to submit a Public Water Supply Permit Application to the Pennsylvania Department of Environmental Protection (DEP) for a water main project and to entertain any comments concerning the project. The project consists of replacing the existing 8" AC pipe with 16" DICL to help maintain minimum pressures in the City of Lancaster's system. No vote was required on this matter and all members expressed their support of the project.

**OLD BUSINESS**

A discussion was had by Planning Commission members with Mike Tuscan, Zoning Officer on updates to any potential projects and the condition of several Borough owned and other properties within the Borough.

JULY 1, 2020  
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

**BOROUGH MANAGER**

None

**ADJOURNMENT**

**The meeting was adjourned at 8:25 PM.**

Respectfully submitted,

Gary G. Hess,  
Secretary

MRT