

JULY 2, 2025  
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chair Lauren Hauck on Wednesday, July 2, 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, Secretary  
Gary Hess, Member

**OTHERS PRESENT**

Brandon Williams, Garman Builders  
Connor Kilgore, Garman Builders  
Thomas Godfrey, Dawood Engineering, representing Wynfield at Millersville  
Rob Visniski, Borough Engineer, RAV Associates  
Rebecca A. DeSantis-Randall, Borough Manager

**MINUTES OF PREVIOUS MEETING**

Chair Hauck made a motion to approve the minutes from the previous meeting on June 4, 2025. CM Cuthbert seconded the motion. The motion passed unanimously.

**OLD BUSINESS:**

The first item of old business was a review of Wynfield at Millersville – Phase II Final Plan Submission and making a recommendation to Council. The Commission discussed the lighting plan, with a PPL standard added to the final plan. After discussion, CM Weidinger made a motion to approve of the Wynfield at Millersville – Phase II Final Plan Submission and make a recommendation to Council. CM Hess seconded the motion. The motion passed unanimously.

The Commission then considered a Waiver Request from Dawood Engineering regarding Wynfield at Millersville – Phase II to allow driveways to be located within the clear site triangles per Section 325-26.c(5) of the Millersville Borough Subdivision and Land Development Ordinance. It was discussed that residents already cannot park in sight triangles, but street trees are to be removed from site triangles for purposes of clear intersection. After discussion, CM Weidinger made a motion to recommend approval of the waiver request. Chair Hauck seconded the motion. The motion passed unanimously.

**NEW BUSINESS:**

The Commission reviewed Zoning Hearing Board Case 25-03 regarding 14 N. George Street, 28 N. George Street, and 30 N. George Street submitted by Student Lodging Inc. (SLI). SLI requested variance relating to building height, building orientation, and street trees. The Commission discussed street frontage, parking, and tax concerns given the ownership of the buildings by Millersville University. The Commission had no major objections to the variances as requested.

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The Commission asked when Garman Builders was scheduled to go before the Zoning Hearing Board. Manager DeSantis-Randall clarified that the text amendment was still under review by the attorneys and that Garman would have to come back to the Commission and the Lancaster County Planning Commission for review before Council approval and ultimately going to the Zoning Hearing Board.

The Commission asked Manager DeSantis-Randall for updates from other developments. For the Funk's Farm development, she noted a change in ownership of the residential portion from HHF to Burkentine. Berkentine tentatively plans to start building in 2026. She also noted no updates from the development behind Freedom Memorial Park.

**ADJOURNMENT**

Chair Hauck adjourned the meeting at 7:00PM.

Respectfully submitted,

Rebecca DeSantis-Randall,  
Borough Secretary  
RDR/edd