

MARCH 4, 2026
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chair Angela Cuthbert on Wednesday, March 4, 2026, at 6:30 PM in the Borough Hall at 100 Municipal Drive, Millersville, Pennsylvania.

COMMISSION MEMBERS

Angela Cuthbert, Chair
Gary Hess, Vice Chair
Daniel Ostrowski, Secretary
Lauren E. Hauck, Member
Michael J. Weidinger, Member

OTHERS PRESENT

Brandon Williams, Garman Builders
Rob Visniski, Borough Engineer
Rebecca DeSantis-Randall, Borough Manager
2 Borough Residents, Unknown Names

MINUTES OF PREVIOUS MEETING

CM Ostrowski made a motion to approve the minutes from the previous meeting on January 7, 2026. CM Hauck seconded the motion. The motion passed unanimously.

NEW BUSINESS:

Chair Cuthbert stated the Commission would flip the agenda and start with new business. She then brought forward review of the draft Ordinance to Amend the Traditional Neighborhood Development Ordinance, as proposed by Garman Builders. Brandon Williams of Garman Builders presented the draft Ordinance and accompanying concept plan to the Commission, noting the minor changes that had taken place since Garman's last presentation to the Commission. He reported that Garman is currently working on the design book as required by the TND Ordinance. If the text amendment is approved, next steps in traffic planning would be to develop a Preliminary Traffic Scope with PennDOT, with the likely inclusion of a roundabout due to the density of traffic lights and other traffic improvements in line with the Comprehensive Plan. Garman was also able to obtain grant funding in line with this preliminary plan, which could be used once traffic improvements started. He also noted that the Borough would be part of the traffic scoping process.

Mr. Williams then discussed changes to signage requirements, which included reduced signage area maximums, removal of internal illumination, and other tenant signage allowances. The Commission asked questions about the signage requirements, business entrances from the Rt. 741 side of the property, the definition of incidental signs, and the maximum square footage of different allowed uses. Mr. Williams then noted a change to the language around sidewalks and asphalt walking trails recommended by Borough Engineer Rob Visniski.

Mr. Williams then presented some preliminary renderings for the proposed development's recreation spaces, which included playground equipment, pavilions, and hard courts like pickleball and basketball courts for resident and apartment use. The Commission asked questions about noise complaints

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from pickleball courts, trails or bridging through the wetland area, and planting stormwater facilities with native plants.

After discussion, CM Hauck made a motion to recommend approval of the draft Ordinance to Amend the Traditional Neighborhood Development Ordinance as proposed by Garman Builders. CM Hess seconded the motion. The motion passed unanimously.

OLD BUSINESS:

Chair Cuthbert then brought forward final review of the draft SALDO update. Manager DeSantis-Randall noted very little had changed since the Commission's last review of the draft in August 2025. Mr. Visniski added that it is very different from the Borough's current SALDO, and that it is now much more consistent with the Borough's other ordinances. He noted one major difference is the removal of mandatory preliminary plans for certain small projects. The Commission asked questions about differences between the SALDO and the Street and Sidewalk Ordinance and also discussed traffic studies and scoping meetings. CM Weidinger noted these updates were a primary issue from the Comprehensive Plan and he was pleased to finally be moving forward. CM Weidinger then made a motion to recommend approval of the draft SALDO update. CM Lauren seconded the motion. The motion passed unanimously.

Chair Cuthbert lastly brought forward final review of the draft Street and Sidewalk Ordinance update. Manager DeSantis-Randall noted a few final things needed to be pulled in based on the Borough Solicitor's feedback, but that this was the largely final version. Mr. Visniski also noted the content has not changed, but the Borough Solicitor had made some changes to the organization of the Ordinance. One change he hoped would be added back in from the original ordinance is the choice of two procedures for the paving of streets. He also reviewed the options for street width based on street parking and PennDOT requirements for curbs and sidewalks. The Commission discussed street allowances for emergency vehicles and the process for reviewing plans with the fire company. The Commission also discussed specifications for traffic circles and issues around the clearing of snow. After discussion, CM Weidinger made a motion to recommend approval of the draft Street and Sidewalk Ordinance update. CM Hess seconded the motion. The motion passed unanimously.

The Commission discussed the timing of Council approval for all three ordinances discussed. The Commission also discussed the status of the Funk's Farm development. Lastly, the Commission discussed the recent Zoning Hearing Board decision regarding 515 B Leaman Avenue.

ADJOURNMENT

Chair Cuthbert made a motion to adjourn the meeting. CM Ostrowski seconded the motion. The meeting adjourned at 7:39 PM.

Respectfully submitted,

Rebecca DeSantis-Randall,
Borough Secretary
RDR/edd