

MARCH 6, 2024
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Chairperson Michael Weidinger on Wednesday, March 6, 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 (absent) 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)
Mark Lloyd, Garman Builders
Reilly S. Noetzel, Barley Snyder (Garman Builders)
Darlene Eager, 529 Oak Ridge Drive, Assistant Secretary Borough Council
Phyllis Giberson, 332 Manor Avenue, Vice-President Borough Council
Rich Eager, 529 Oak Ridge Dr., Millersville Resident
Jill Klopmann, 327 N. George St., Millersville Resident
Jeff Rambish, 2102 Millersville Pike, Millersville Resident
Sam Bigler, 19 Wabank Rd., Millersville Resident
Ed and Stephanie Hersh, 72 Blue Rock Rd., Millersville Residents
Karen DeLong, 126 N. George St., Vice Chairperson Park Commission
Polly Ariano, 418 Hostetter Dr., Millersville Resident
David Aichele, 127 Landis Avenue, Mayor

MINUTES OF PREVIOUS MEETING

The minutes from February 2024 were reviewed. Mr. Weidinger motioned to approve the minutes as submitted and approved unanimously.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

- 1) Review and make recommendations regarding proposed text amendment zoning changes proposed by Garman Builders for the 999/741 Traditional Neighborhood District.
 - a. Discussion of the proposed zoning amendments by Garman Builders by the Planning Commission members.
 - b. Motion by Ms. Hauck, seconded by Mr. Hess to recommend the changes proposed by Garman Builders with one update. That modification limited the total percentage of permitted apartments to 30% of the total development. The motion passed by a unanimous vote.
 - c. Several comments were received from those in attendance regarding the project.
 - i. In reply, Ms. Hauck stated the zoning as currently adopted was a starting point.
 - ii. Mr. Hess said that this was a good proposal from the developer, and we needed to work with them for a positive outcome.
 - iii. Ms. Cuthbert spoke of the need to develop land in the growth boundaries to help protect farmland and rural areas.
 - iv. Mr. Weidinger replied that the time put into developing the current zoning was not relevant to the ongoing project.
- 2) Final review and vote to send the SALDO update for adoption.

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- a. Mr. Schmehl and Mr. Visniski continued the discussion of the SALDO and streets updates. Several technical issues were discussed. They will endeavor to have a final update for the April meeting.
- 3) Final discussion of downtown commercial district with review of solicitor's comments.
 - a. The comments of the borough solicitor regarding the downtown commercial overlay were discussed. Mr. Schmehl will revise the proposal to reflect those comments which he agreed were good and reasonable.
Note: A copy of all referenced documents is available in the Borough offices.
- 4) Discussion of student lodging solar farm proposal.
 - a. The commission members briefly discussed the proposed solar farm by student lodging. The final decision is dependent on student lodging submitting a complete proposal for consideration.

ADJOURNMENT. at 7:45 PM.

Respectfully submitted from notes provided from Chairperson Weidinger,

Anne Thundercloud, Secretary