

**SEPTEMBER 2, 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, September 2, 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  
Jim Kirk, Resident  
Mickey Thompson, Burkentine  
Joel Snyder, RGS Associates  
Alex Piehl, RGS Associates  
Adam Hageman, Bennett Williams  
Lisa Sanders  
Ricardo Reithmuller  
Keely Childers Heany, EDC & Resident  
Stephanie Hersh, Resident  
Jenna Erb, Borough Council, Resident - Facebook Live Feed

**MINUTES**

**1. July 1, 2020 Planning Commission Minutes**

Mr. Weidinger moved to approve the minutes of the July 1, 2020 meeting of the Planning Commission. Mr. Stager 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)**

None

**NEW BUSINESS**

Mr. Walker informed everyone prior to the presentation that the plans presented are for information only and is not the official Sketch Plan for development.  
Ms. Hauck informed everyone that she was drafting a FAQ document entitled Frequently Asked Questions related to the potential Millersville Town Center Development at Rt 741 and 999. This document is to gather information and help the public understand the current zoning and process of developing these parcels of land.

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

Joel R. Snyder, RGS Associates and representative of Burkentine Real Estate/Builders started off the presentation by reiterating what Mr. Walker stated about his presentation being a fact finding review and not an official Sketch Plan. Mr. Snyder stated that he had presented this plan to Borough Council and then presented the plan to the Planning Commission on July 1, 2020. He mentioned that the Planning Commission suggested changes to the previous plan such as active recreation, ownership of housing vs. rentals and single family homes be added to the plan. They were also advised to follow the layout of the TN Overlay/R1 zoning concerning density, size and number of commercial buildings.

The revised plan now shows 33 detached single homes, 82 unit attached single family dwellings, 9, 24 unit apartment buildings and 3, 70 unit apartment buildings. The plan also contains 4 commercial buildings totaling 55,000 sq ft and a 9 acre recreational lot on the west side of Rte 741. This plan still does not comply with the TN Overlay/R1 Zone as presented.

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 asked the Planning Commission for a text amendment or a zoning ordinance change be considered for this property.

The Planning Commission noted that the new version is a better plan but does not comply with the intent of the zoning ordinance for this property. They noted that a text amendment or a zoning map change would have to be requested of Borough Council. The Planning Commission suggested that Mr. Snyder draft a letter to Borough Council outlining their request in detail.

**OLD BUSINESS**

None

**BOROUGH MANAGER**

None

**ADJOURNMENT**

**The meeting was adjourned at 8:10 PM.**

Respectfully submitted,

Gary G. Hess,  
Secretary

MRT