

Frequently Asked Questions related to the potential Millersville Town Center Development at Rt 741 and Rt 999

November 10, 2020

Borough Council is committed to keeping residents informed of activities within the Borough. This document is intended to distribute the currently available information on the proposed development at Rt 741 and Rt 999. For many detailed questions, it is simply too soon to comment but we hope you find this initial information helpful.

1. Why is this land being proposed for development?

The parcels of land to the South of 741, at the intersection of Rt 741 and Rt 999 are privately owned. They have been always been zoned for residential development.

Zoning map: <https://ecode360.com/attachment/MI2395/MI2395-380f-Zoning-Maps.pdf>

Traditional Neighborhood Overlay District: <https://ecode360.com/9656192>.

All of Millersville is within the Urban Growth Area (UGA), which is where transportation, utilities, and public services are present. The current UGAs are designated in the Lancaster County's Comprehensive Plan (<https://lancastercountyplanning.org/27/County-Plan>), places2040. Places2040 is the county's vision for the future we all want to see, and it outlines 5 big ideas, 26 policies, and 7 catalytic tools on we get there. For details on places2040, please see the plan website <https://www.places2040.com/>

2. What is the current zoning/history?

While the land is currently being farmed, it has always been zoned for R1 residential (single family). The area also has a Traditional Neighborhood Development (TND) overlay, which is an approved exception to the residential zoning. The TND allows for a mix of land uses, more density, and minimal commercial components. You can read the Borough code language regarding the Neighborhood overlay here: <https://ecode360.com/9656192>. This overlay was approved in 2003 after a year-long process. As with many zoning changes, it can take years or decades for the zoning to be realized.

3. How can Millersville Borough Council impact the project?

The parcels are privately owned so Millersville Borough cannot impact the development beyond enforcing the zoning regulations. Council cannot prevent the sale of the land nor the development, if done within current zoning regulations. The developer may ask for exceptions to the zoning code which would first be approved by the Planning Commission then brought to

Borough Council. A negotiation regarding these exceptions opens the door for the Borough to ask for concessions of their own such a more greens space or a bus shelter.

4. What is the timeline of the project?

The developer will likely bring multiple iterations of the project to the Planning Commission over the next months or years. After the Planning Commission approves the plan, it will be brought to Borough Council for consideration. If the plan is approved by Council, the project will move forward at that time. It is difficult to predict exact timelines at this point.

5. As a resident of Millersville, how can I voice concerns or provide feedback?

The Borough Manager, Council Members and Planning Commission are happy to hear from you. Please feel free to attend any of the posted public meetings, send a statement, or reach out via email.

<https://millersvilleborough.org/resident-info/calendar/>

<https://millersvilleborough.org/contact-us/>

<https://millersvilleborough.org/government/boards-commissions/>

<https://millersvilleborough.org/government/borough-council-mayor/>

6. What impact will this development have on our schools? Will we need to build another school?

Mike Leichter, Superintendent of Schools at Penn Manor School District has shared that as of September 2020, Eshleman Elementary is at capacity. Elementary students in the proposed new housing development would need to attend Hambright Elementary. However, there has been discussion regarding the development of the Armstrong tract in Manor Township which would impact capacity at both Hambright Elementary and Central Manor Elementary. There is currently additional capacity for the development at Manor Middle School and Penn Manor High School for the proposed Millersville housing development. The district is aware of other potential housing developments in the school district. As a result, the School Board has commissioned an enrollment study which is currently underway to assess districtwide building capacities and potential impacts for all existing and proposed housing developments within the school district.

7. What will be the impact be of this development have on the Borough services such as Fire, Police, Borough personnel?

With additional residents there may be a greater need for Borough supported services. There are many factors that could contribute to an increased need for services such as owned properties vs rentals, demographics, density, etc. Based on the current concept, it is too soon to predict need will be.

8. Will this increase my sewer bill?

The developer will have to pay tapping fees for new sewer connections and may be required to update the Quaker Hills Sewage Pump Station to handle any increased flows and loadings sent to that pump station.

Once a project is formally proposed, Borough staff will review the plans and can provide additional comments at that time.

9. Will this increase my taxes?

The Borough will be collecting taxes from the new residents as well as the commercial properties within the development. These taxes will depend on the assessed values of properties with buildings on them (homes/apartments/businesses). The ability to collect taxes on these newly assessed properties may reduce the need to raise taxes even as the need for Borough provided services may increase. Ultimately, there are too many variables to make an accurate prediction on how your taxes will be impacted.

The property was part of the PA Clean and Green tax assessment program, https://www.agriculture.pa.gov/Plants_Land_Water/farmland/clean/Pages/default.aspx. A change in land use would entitle the Borough to seven years of rollback taxes on the property. The rollback tax is the difference between what was paid under Clean and Green versus what would have been paid, if the property had not been enrolled, plus 6% simple interest per year.

10. Does this project need to be this dense?

The traditional neighborhood overlay allows for 6 units per acre while Lancaster County's Places2040 (<http://www.places2040.com/the-plan>) recommends an average of 9 units per acre in the UGA to accommodate the growth the county is projected to see through 2040 (over 25%). This can be done through providing a variety of housing types, making sure the development puts people first (and not just for cars), and building more compactly and efficiently.

Millersville is not obligated to allow higher density than what is currently in the zoning code. However, developers are welcome to ask for variances or zoning changes through the typical process (Zoning and Planning Commission). Impact to the community, both positive and negative, is considered when evaluating these requests.

This article from the Urban Land Institute addresses some commonly held myths about high density development, https://uli.org/wp-content/uploads/ULI-Documents/HigherDensity_MythFact.ashx .pdf

11. I am concerned about traffic, what will be done to address congestion?

PennDOT will require that the surrounding areas undergo traffic studies. PennDOT will determine the extent of improvements needed to support the project.

The following is a typical timeline for a traffic study through to installation of the traffic improvements. It is assumed that any work related to the Millersville Town Center would follow a similar timeline.

1. Schedule and attend a meeting with the Borough to discuss the scope of project, any other planned projects in the area, and identify the suggested limits of the Traffic Impact Study.
2. Prepare and submit a Scoping Application to PennDOT based on the TIS scope agreed upon with the Borough.
3. Attend a PennDOT Scoping Meeting with the Borough and discuss the agreed upon Scope and details of the project.
4. Submit Meeting Minutes documenting the key points of the meeting and any agreed upon perimeters.
5. Resubmit PennDOT Scoping Application for review and a final approval.
6. Prepare a full Traffic Impact Study that includes analysis of the traffic volumes, trip generation, trip distribution, capacity and queue analysis, turn lane warrants, sight distance analysis, signal timing, signal warrants, etc.
7. Submit the Traffic Impact Study to the Borough and PennDOT for review and comments.
8. Address Traffic Impact Study review comments and resubmit for review/approval by the Borough and PennDOT.
9. Once the Traffic Impact Study is approved the traffic engineer for the project will prepare Highway Occupancy Permit (HOP) Plans that address any roadway improvements that are required based on the approved Traffic Impact Study.
10. Highway Occupancy Plans are submitted for review to both the Borough and PennDOT.
11. Upon receipt of the Borough and PennDOT reviews the traffic engineer will make revisions to address all comments.
12. Once all Borough and PennDOT comments are addressed an HOP will be issued by PennDOT that allows the applicant to proceed with constructing the approved traffic improvements.
13. PennDOT and the Borough will inspect the constructed traffic improvements to ensure they are completed per the approved HOP Plans.

12. How will it be ensured that the environment will not be negatively impacted?

Projects of this nature must complete environmental impact studies. Below is a summary of the types of environmental studies that the design team would complete in order to understand the existing natural features of the property. These studies would then be referenced throughout the design and review of the project to limit and mitigate any impacts to environmental features.

The first environmental inquiry that will be done for the Millersville Town Center project is a submission of a Pennsylvania Natural Diversity Inventory (PNDI) to the Pennsylvania Natural Heritage Program. As described by the Department of Environmental Protection the PNDI program is intended to “to protect threatened and endangered species, and special concern

species where applicable, during the administration of permit programs. PNDI is the primary source of information utilized by DEP during the permit process for the protection of threatened and endangered species, and special concern species where applicable. The PNDI coordination effort facilitates the avoidance and minimization of impacts to threatened and endangered species, and special concern species where applicable.” A copy of the report generated by the PNDI will be included in submission of the project for the NPDES and E&S earthwork permitting. If any endangered species are identified by the PNDI additional investigation and consideration on the proposed design will have to be addressed and reviewed by the appropriate regulatory agencies.

A Waters of the United States study (<https://www.epa.gov/nwpr/about-waters-united-states>) of the property will be completed by an environmental scientist. The study will identify any regulated waterways and wetland areas that exist on the property. Any waterways and/or wetlands identified in the study will be surveyed to determine their exact location on the property and that will be reflected on the design drawings. The Waters of the United States Study will also be included with the submission of the NPDES and E&S submission package. If there are any crossings, modifications, and/or mitigation of regulated water features a General Permit(s) and/or Joint Permit will be submitted to the appropriate regulatory agencies which may include the County Conservation District, PA Department of Environmental Protection and Army Corp of Engineers.

A Geologic Study will be completed for the property that will identify the existing soil characteristics and underlying geologic features. This study will be based on research of available soil surveys and geology mapping for the County and State and on-site observation/testing that will be overseen by a licensed geologist. The on-site exploration of the property will include test pits that will be dug to evaluate the soil characteristics and rate of infiltration that can be used for calculating groundwater recharge as part of the stormwater management design.

Through the course of the above studies the need for additional research and/or studies may be identified related to potential endangered plant or animal species, regulated waterways/wetlands, and/or geologic features. The need for additional studies would be identified and discussed with the review agencies as part of the project review/approval process.

13. Will there be any subsidized housing in this development?

The current plans have a mix of owned and rental units. The current plan does not include subsidized housing. As with any details of the plan, they could change by the time a plan is presented to the Borough.

14. In the green space will they be planting native trees and plants?

Tree species and plants have not been identified. We would expect these details to develop if the project progresses.

15. Will a new bus stop be proposed?

Our hope is that the project would include accommodations for multi modal transportation, bus stops and bike racks would be encouraged. We would expect these details to develop if the project progresses.

16. What methods will be used as communication for current residents?

The Borough intends to keep all residents informed of changes in the community. This FAQ is our initial effort to share cohesive and concise information regarding the potential project at Rt 741 and Rt 999. Posting on our website as well as social media would be primary methods of communication. If the project progresses, we would expect to share a full timeline of the project as well as updates to this document, so all resident know what to expect and when.