

JANUARY 6, 2021
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, January 6, 2021 at 6:30 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
Rob Visniski, P.E. – RAV Associates Inc.
Bill Murry- Murry Development Corporation
Chris Venarchick, RLA, RGS Associates

ELECTION OF OFFICERS

1. Michael Walker opened up the floor for nominations of Chairman. Mr. Walker nominated Michael Weidinger for position of Chair; receiving a second to the nomination by Gary Hess, the nomination of Mr. Weidinger as Chair was unanimous.
2. Mr. Weidinger then nominated Michael Walker for the position of Vice-Chair; receiving a second to the nomination by Lauren Hauck, the nomination of Mr. Walker as Vice-Chair was unanimous.
3. After receiving a unanimous voice nomination, Mr. Hess was re-elected to the position of Secretary.

MINUTES

1. September 2, 2020 Planning Commission Minutes

Mr. Weidinger moved to approve the minutes of the September 2, 2020 meeting of the Planning Commission. Mr. Hess 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

1. **Presentation of a Sketch Plan by Chris Venarchick, RLA of RGS Associates for Murry Development Corporation to develop vacant land North of Crossland Pass opposite Laurelgate Place.**

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Chris Venarchick of RGS Associates presented a Sketch Plan to develop Phase II vacant land located along the north side of Crossland Pass which is owned by Murry Development Corporation.

Mr. William Murry attended the meeting representing his company as owner of the development. The plan presented to Planning shows 80 duplex housing units (Side-By-Side). The proposed development is on 18.81 + - Acres of vacant land which is zoned R3- High Density Residential and supports the proposed use.

The Planning Commission Members liked the plan and agreed unanimously that they should move forward with the subdivision and land development process.

2. Millersville Town Center Zoning Map and Text Amendment Requests by RGS Associates for Burkentine Real Estate Group.

Borough Council asked the Planning Commission to review a Memorandum from RGS Associates to make changes to the TN Overlay/R-1 Residential Zone through text amendments and zoning changes. The proposed changes would include adding apartment buildings as a permitted use, increasing the permitted residential density and increasing the percentage of commercial area and commercial square footage for an individual tenant. After a brief discussion on the requests by RGS Associates the Planning Members agreed that changes to the TN Overlay/R-1 Zone description and definitions was not a good idea.

Lauren Hauck made a motion to oppose any changes made to the existing TN Overlay/R-1 Residential Zone as written and codified. The motion was seconded by Michael Walker and passed by a unanimous vote.

The Planning Commission, through further discussion, decided it would be a better idea to create a new Zone for this parcel to make it more unique and cohesive to the character of Millersville Borough. Some ideas were discussed on what the new Zone should look like and it was decided that Mr. Weidinger would draft a Letter of Recommendation from the Planning Commission and present it to the Borough Council at their next meeting.

OLD BUSINESS

None

BOROUGH MANAGER

None

ADJOURNMENT

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Gary G. Hess,
Secretary

MRT