

# Millcreek Township Planning & Zoning Commission

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## Minutes of Feb. 2, 2022

**Members Present:** Karen Krater, Mervin Horst, Glen Eberly, Craig Thompson

**Absent:** Don Leibig

**Public Comment:** *none*

**Reports:** *None*

### **New Business:**

1. Gress Subdivision – plan reviewed. No comments or concerns.
2. Zoning Ordinance Definitions: discussed several definitions in ordinance that need revision, to be continued at March Meeting.

### **Unfinished Business:**

1. TLS Holdings Land Development – Mr. Cromleigh was not present but Board reviewed small scale plan of project. As discussed, and agreed to by Mr. Cromleigh at Jan. meeting, there was to be evergreen screening added along eastern property line to screen property from adjoining residence. No evergreens proposed on plans reviewed and must be added.
2. Nix Subdivision Land Development Plan/ 322 W Main St. Existing dwelling & outbuildings to be razed and 3 townhouses proposed for construction
  - R-2 zoning requirements listed – Add what is proposed so conformance can be evaluated.
  - Off-street parking requirements shall be added to plan & indicate where parking spaces are proposed.
  - PA HOP for drives appears necessary for access to Route 419. It also appears cars will have to back out onto Route 419 which is undesirable.
  - Site is underlain by Karst geology and prone to sinkholes. Avoid concentration of stormwater to minimize potential.
  - Include permanent drainage easements for stormwater BMP's 1A, 1B & #2 (raingarden).
  - No planting plan provided for raingarden as indicated in item #8 of Rain Garden Construction Sequence. Specialty grass mix specified but various references to trees/shrubs found with none specified. Include mowing/maintenance schedule for rain garden seed mix.
  - PA DOT HOP for stormwater discharge appears necessary.
  - Millcreek Municipal approval blocks should be revised to say “reviewed” not “approved”.

### **Building Permits:**

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89-21	Taryn & Adam Showalter	285 W Texter Mission Rd	fence \$3,000
90-21	Thomas & Tammy Snyder	16 Hillside Dr	shed \$10,000
91-21	Andri & Svitlana Dribnokhod	10 Evergreen Way	shed \$4,550
2-22	Jason & Mandy Ulrich	312 W Park St	SFD \$150,000
3-22	Danny & Christine Kindt	940 Texter Mountain Rd	pole bldg \$20,000
4-22	Lorraine & neal Eshelman	114 Sonnens Rd	greenhouse add. \$1,000
5-22	John & Ashley Stauffer	409 Eagles Peak Rd	det. Garage \$70,000
6-22	Michael Nix	322 W Main St	demo \$1,000

**Correspondence:** *reviewed.*

**Adjournment:**

Meeting adjourned at 7:55 P.M. Next meeting is scheduled for March 2, 2022 @ 7 PM.

Respectfully Submitted,  
Karen Krater