

Millcreek Township Planning & Zoning Commission

Minutes of March 2, 2022

Members Present: Karen Krater, Mervin Horst, Glen Eberly, Don Leibig

Absent: Craig Thompson

Public Comment: *none*

Minutes: Feb. 2, 2022 approved as written. Motion by MH, second by GE. DL abstained.

Reports: Mervin Horst & Glen Eberly reported on the Mar. 1, 2022 ZHB hearing (Ziegler use variance). Sight distance concern @ Reistville Rd. looking south discussed at hearing. Eberly confirmed road crest prevents seeing approaching vehicles. Suggest raising property drive elevation to alleviate the issue.

New Business:

1. Irvin Ringler, 11 S. Mountain Rd. in attendance to present his Lot Addition Plan in the E-1 zone. Annexation Parcel A (10.355 Ac.) to be added to his property. Combined area would be 12.997 Ac. The Board recommends that road right of ways be excluded from the lots; as shown the plan has property lines in center of S. Mountain Rd. and across Texter Mountain Rd. Property lines should be coincident with right-of-way lines. Supervisors may want to consider requesting an increased right-of-way width as well from 33' existing to 50' ultimate right-of-way.
2. Andrey Demidovich, 80 E. Bethany Rd – reviewed request to waive the requirements of zoning ordinance Article 7, G to allow him to build an accessory building (pole barn) before a principal building (house). Ordinance does not allow an accessory structure to be constructed without a principal bldg. Can not waive a zoning requirement – it requires a variance application to the Zoning Hearing Board. The Planning Commission not in favor of such a variance.

Unfinished Business:

1. Lot#556 Newburg Village Final Plan – Lebanon Co. Planning Dept. adequate letter received. Board recommends approval, plans signed. Motion KK, second MH. *Who is responsible to confirm a deed to combined property's is recorded?*
2. Nix subdivision (322 W. Main) Engineer comments reviewed. No plan. Discussion regarding Board comments dated Feb. 2, 2022 & whether plan revised? Particularly regarding egress from proposed drives onto Rte. 419. Vehicles backing onto road not recommended.
3. Gress Subdivision Final Plan – 153 N. Sheridan Rd. Lot Addition Plan. Leb. Co. Planning Dept. adequate letter received. Board recommends approval. Motion KK, second DL. *Who is responsible to confirm that a deed joining the parcels in common is recorded?*

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4. Zoning Ordinance Definitions – tabled.

Building Permits:

1-22	Jason & Mandy Ulrich	310 W Park St	SFD \$150,000
7-22	Anthony & Sandra Pietromonico	3 Sweetwater Ln	shed \$6,000

Correspondence: *reviewed.*

- Lebanon County Planning Dept. Zoning Administration Annual Report
- Pietrobobo – LCPD Planning Module Approval
- Nix Subdivision – LCPD Sewage Planning Exemption

Adjournment:

Meeting adjourned at 8:30 P.M. Next meeting is scheduled for April 6, 2022 @ 7 PM.

Respectfully Submitted,
Karen Krater