

# Millcreek Township Planning & Zoning Commission

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## Minutes of Oct. 6, 2021

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

**Absent:** Donald Leibig & Glen Eberly

### **Public Comment:**

- 1) Stonecroft Village residents in attendance to inquire if any new information available regarding Cold Summit potential project located on North side of Rte. 419 & east of RR. They expressed property situate on their concerns – truck traffic, safety, pollution, environment. They have requested through “Right to Know” and gathered all available information to date. The Board did not have any additional information to offer as nothing, to out knowledge has been submitted to Lebanon County Planning or Millcreek Twp.
- 2) Jack Keener & Scott Sweigart of C2C Design Group present to discuss Stormwater design for Bethany Subdivision located on south side of Bethany Rd. in the E-1 district. Predominately wooded with steep areas that slopes and fragile soils. Protecting the wooded hillside3s are important for water quality & recharge of community groundwater services. Mr. Keener proposal includes: Stormwater & E & S design/calculation/installation for proposed road/accessways to be completed as part of subdivision. Individual lot SW & E&S design to be completed by individual lot owners in order to obtain a building permit for individual lots since it is unknown where future lot owner would build. These are mostly large lots with areas of steep terrain that is wooded. - Mr. Keener presented suggested covenants (see attached) to be added to deeds as a safeguard that each lot would comply. Board recommends stiff penalties for noncompliance be added. First Board repeats layout design comments 3/3/2021 minutes which need to be addressed. The Board would recommend the SW & E&S deferred only if the following conditions listed are followed & and complied with, and support from agency bodes this recommendation & conditions must be reviewed and approved by out Zoning Officer (LCPD) County Engineer (Rick Bolt) and Lebanon County Conservation District prior to final recommendation/endorsement by this Board.

Conditions: All Lots shall with comply with covenants/deed restrictions plan notes no exemptions! 1) stiff penalties for non-compliance; 2) Notes on recorded plans as well as deed covenants \*include max tree clearing 15% per E-1 zoning \*no further subdivision of lots \*permanent conservation easements of wooded steep slope areas; 3) Regardless of impervious amount or area of disturbance SW design must include streambank erosion, H2O quality & recharge full rate control (no exemptions allowed). Soil testing mandatory for SW design – no use of Soil Survey info allowed; Subject to current SW regulations at time of construction (except no exemptions allowed – see above); 4) E & S – ANPDES permit must be obtained for earthmoving on each lot regardless of impervious area proposed or area of disturbance.

Further review and discussion with LCPD, our Solicitor, County engineer and LCCD is warranted to provide a comprehensive/thorough review and ensure that any deferrals granted can be tracked, enforced, and penalties incurred for non-compliance. **CT motion to recommend to defer individual lot SW/E&S designs until such time that it is known where improvements on lot are proposed due to size of lots & existing terrain. If all conditions as listed are and if responsible reviewing agencies and Twp. Solicitor also concur**

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**adhered to/included; All lots must comply) MH second. All in favor.**

**Minutes:** Aug. 10, 2021 minutes. Motion MH to accept with correction on 5<sup>th</sup> line under Business #1 > *ne to* “be”. Seconded by CT. All in favor.

**Reports:** none

**New Business:**

- 1) Land Development Plan – 245, N. Sheridan Rd. Jeremy Horst – reviewed revised plans received Oct. 1, 2021. Recommend Board o Supervisors send acknowledgement letter to Penn Dot for permit to modify drive access. Motion KK, 2<sup>nd</sup> CT.
- 2) Final Subdivision Plan for Lot #556 Newburg Village – see Aug. 10, 2021 for recommendation.

**Road Occupancy Permits:** reviewed.

**Building Permits:**

62-21	Eugene & Lisa Whitmoyer	105 Sweetwater Ln	fence \$6,000
63-21	Peter B Shirk	Lot#298, 3 Sweetwater Ln	SFD \$193,400
64-21	Andrew & Wendy Miller	307 S. Mountain Rd	solar panels \$67,000
65-21	Christopher & Carolyn Goff	207 Edgemont Ln	fence \$8700
67-21	Christopher & Shawna Shollenberger	232 S Sheridan Rd	greenhouse \$3,000
68-21	Jeremy & Jenifer Hall	20 Overlook Ln	shed \$5,000
69-21	Robert & Katherine Bowers	222 Edgemont Ln	roof over patio \$6,900
70-21	Christopher Shanaman	21 Newburg Dr	fence \$7,000
71-21	Dale & Anna Mary Good	WS Stricklerstown Loop Rd	grain bin \$80,000
72-21	Ryan Snook	28 Treeline Dr	fence \$4,000
73-21	David & Melissa Noyes	150 Sweetwater Ln	bedroom addition \$81,000
74-21	Carlton & Kirsten Weaver	107 S Millbach Rd	shed \$1,000
75-21	Ryan Snook	28 Treeline Dr	shed \$4,000
76-21	Peter B. Shirk	Lot#553, 74 E Bethany Rd	SFD \$209,500
77-21	Jared & Emily Fittery	58 S. Mountain Rd	addition \$20,000
78-21	Zachery Strauss	320 E Main St	uncovered patio \$6,000

**Correspondence:** reviewed.

**Adjournment:**

Meeting adjourned at 8:50 pm. Next meeting to be scheduled Nov. 3, 2021 @ 7 PM.

Respectfully Submitted,  
Karen Krater