

# Millcreek Township Planning & Zoning Commission

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## Minutes of Dec. 7, 2022

**Members Present:** Karen Krater, Leon Ziegler, Mervin Horst, and Craig Thompson.

**Absent:** Glen Eberly

**Public Comment:** *none*

**Minutes:** Nov. 2, 2022 – Approved as written. Motion CT, 2<sup>nd</sup> MH. All in favor.

### **New Business:**

- ❖ Newmanstown Water Authority – John Kantner & Scott Sweigart were present regarding grant applications for Water Meter Replacement & Entry Point Monitoring Upgrade; and a Well-development & Construction project. The Planning Commission supports these projects and the Authority application for grants from Pa. Dept. of Community & Economic Development. Letter of support approved/signed.

### **Unfinished Business:**

- ❖ Hogeland minor subdivision – Dan & Bill Hogeland and Scott Sweigart of C2C Design Group present to discuss “Hogeland Farm” property subdivision. Proposed subdivision line revised – 2 lots. Lot 1 = 71.085 Ac Net – Lot 2 = 63.744 Ac Net. County review comments appear addressed Planning Commission had no additional comments.

### **Building Permits:**

59-22	David & Brittany Moyer	216 Edgemont Ln	fence \$6,000
60-22	Jacob & Crystal Lincoln	19 Central Dr	solar panels \$33,000
61-22	Frank & Heather Mock	12 Sweetwater Ln	solar panels \$29,000
62-22	Wilson & Darlene Hoover	4 N Fort Zellers Rd	garage/bedroom addition \$260,000

### **Correspondence:**

- John F. Martin project @ Route 419 property. PA Dot Transportation Impact study application reviewed. Discussion regarding traffic impact fees & process involved to be able to charge them for Subdivision & Land Development projects.
- ZHB Variance application Case #3-22, 109 S. Fort Zellers Rd. Bryan L. & Janet E. Weaver proposing to install ground mount solar system on their property which will exceed the maximum lot coverage of 25% of the ground floor of the principal structure. (Sec. 16.21 – solar energy systems A.4) Planning Commission reviewed application and documents supplied. Project at intersection of S. Fort Zellers Rd. & Stricklerstown Rd. Board not in favor for safety reasons at intersection. Clear sight triangles must be maintained with no encroachment. In addition, the proposed 20’ setback from centerline of road is not adequate setback and may also block vision of drivers utilizing driveways adjacent to this property. In addition, this will impact the character of the existing neighborhood, in our opinion, negatively.

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- ZHB Special Exception application Case #4-22 Jeffrey & Lucinda Newswanger, 563 State Route 419. Special exception to Article 6 Section 6.04J to operate a kennel on 121.78 Ac property. Board reviewed application and documents. Appears kennel proposed to operate in an existing building on property, no apparent close by neighbors. Board's concerns with kennels are always noise, number of dogs, odor. This property appears large enough to avoid impacts to neighbors and character of area.
- Lebanon Valley Conservancy – Letter of accomplishments in past year with donation request. Planning Commission recommends BOS make donation to this worth while organization that protects nature & history in our area.

### **Adjournment:**

Meeting adjourned at 8:20 P.M. Next meeting is scheduled for Jan. 4, 2023 @ 7 PM.

Respectfully Submitted,  
Karen Krater