

# Millcreek Township Planning & Zoning Commission

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## Minutes of May 3, 2023

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

**Members Absent:** Glen Eberly and Leon Ziegler

**Minutes:** April 5, 2023 – Approved as written. Motion by MH, 2<sup>nd</sup> CT. All in favor.

**Reports:** Karen Krater reported County updates on (1) Their site meeting at Dutchland Refrigerated property. A stormwater plan design; submission & approval is required for recently constructed improvements. (2) Permits pending status for driveway installation @263 S. Mountain Rd.

### **Unfinished Business:**

- TLS Land Development Plan – Ted Cromleigh/Diehm & Sons, and owner present. Lebanon County Planning Dept. letter of adequacy received. MH made motion to review/recommend approval of plans. CT=2<sup>nd</sup>, all in favor. Plans signed.
- Solar Energy zoning amendments – reviewed N. Annville Township ordinance; discussion regarding definitions, where best to allow solar farms; conditional use procedure & removal of defunct panels. More research necessary.

**New Business:** Discussion of site clearance issues at intersections and enforcement. In particular vegetation blocking view for car drivers. For Example: intersection of N. Fort Zellers Rd. & N. Sheridan Rd & intersection of Fort Zellers Rd. & Kalbach Rd. Ex. Vegetation is creating a safety hazard at these intersections.

### **Building Permits:**

13-23	William & Janet Branson	15 Overlook Ln	enclose patio \$5,000
14-23	Annmarie & Rita Fleck	13 Evergreen Way	covered patio \$11,900
15-23	Robert & Kelly Blouch	125 Krumstown Rd	pole barn \$60,866
16-23	Gary & Kathy Wynn	4 Cottage Ln	solar panels \$11,000
17-23	James & Rose Troyer	119 S Fort Zellers Rd	addition \$15,000
18-23	Thomas & Tammy Snyder	16 Hillside Dr	solar panels \$29,000

### **Correspondence:** *reviewed*

1. PennDot Highway Occupancy Permit application acknowledgement – 263 S. Mountain Rd. Has this permit been obtained? And/or the stream/wetland crossing permit (s)? Earth disturbance has been on-going in the area of proposed drive and stream crossing.
2. Municipal Notification of Planned Land Development for Chapter 102 permits received for Bethany Road subdivision/Jack Keener applicant. It appears from notification that proposed disturbed area is for private road & private driveway access only, but no plan

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attached. Board to request update from Lebanon County Planning Dept. on the status of this subdivision.

**Adjournment:**

Meeting adjourned at 8:15 P.M. Next meeting is scheduled for June 7, 2023 @ 7 PM.

Respectfully Submitted,  
Karen Krater