

# Millcreek Township Planning & Zoning Commission

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## Minutes of June 7, 2023

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

**Members Absent:** Leon Ziegler

**Public Comment:** Phil Yoder present with a sketch to discuss possible multi-use of a property located on west side of S. Sheridan Rd. at rear of Grimes business. Property zoned I-s, Light Industrial. Uses included storage containers as self-storage units, RV Parking area & towing company yard. Property to be fenced with gravel. Board comments included: Are these uses allowed in this zoning district, constructed self-storage units preferred instead of shipping containers proposed, safe vehicular circulation through site for each use, and the combination of uses must be addressed. A stormwater management design would be necessary. Referred him to Lebanon County Planning Department (LCPD) for additional discussion/direction since LCPD Township Zoning officer.

**Minutes:** May 3, 2023 – Approved as written. CT motion, MH 2<sup>nd</sup>. All in favor; GE abstain.

**Reports:** none

**Unfinished Business:**

- Solar Energy zoning amendments – continued to review model ordinances & definitions for consideration in zoning amendment recommendations.

**New Business:** none

**Building Permits:**

19-23	Palak Maniani	117 E Main St	multi use complex
20-23	Bruce & Carol Smith	117 Memorial Blvd	solar panels \$24,000
21-23	Bruce & Carol Smith	670 Stricklerstown Rd	solar panels \$43,000
22-23	Ricky & Lisa Blatt	7 Cherry Ln	deck \$20,000
23-23	Nicole Krum	2 Cottage Ln	shed \$9,000
24-23	Carol Boyer	15 W Main St	fence \$18,000
25-23	Kevin Zimmerman	30 W Bethany Rd	addition \$75,000
26-23	TLS Holdings	ES Stricklerstown Rd	equip. repair shop \$2,400,000
27-23	Leo & Julie Johnson	76 Round Barn Rd	addition \$50,000
28-23	Peter & Julie Carlson	20 Meadow Dr	fence \$11,700
29-23	Courtland & Sarah Gibbs	122 N. Sheridan Rd	fence \$3,000
30-23	Julie Ann Millerman & Richard Maggio	1 Village Dr	replace existing deck \$13,543
31-23	Patti Miller & Bruce Heilinger	652 Stricklerstown Rd	concrete pad \$60,000

**\*\*Question Building Permit #19-23 for Town Market – convert to 4 uses? Request more information – what 4 uses, is there a land development plan required? Parking for all uses**

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provided?

**Correspondence:** *reviewed*

**Adjournment:**

Meeting adjourned at 8:00 P.M. Next meeting is scheduled for July 5, 2023 @ 7 PM.

Respectfully Submitted,  
Karen Krater