

Millcreek Township Planning & Zoning Commission

Minutes of July 5, 2023

Members Present: Leon Ziegler, Karen Krater, Mervin Horst

Members Absent: Glen Eberly and Craig Thompson.

Public Comment: none

Minutes: June 7, 2023 – Accepted as written. Motion MH, 2nd KK . All in favor; LZ abstain.

Reports: none

Unfinished Business:

- Solar Energy zoning amendments – a workshop meeting to be scheduled. Tentative date July 26th @ 7 PM pending confirmation of all members availability.

New Business:

- JF Martin Preliminary Land Development Plan – Dennis Reichel, PE/HRG, Jim Thomas & Jay Martin in attendance and plan presented. Proposed 176,172 SF cold storage/distribution facility. (45' building height) 12,000 SF Truck service area & high-speed fuel canopy located on north side of Route 419 north of Miller Service Driveway. Remaining land to be farmed. Property in I-1 Heavy Industrial zone with portion of tract adjacent to Route 419 zoned C-2 Residential Convenience commercial. Facility serviced by public sewer & private well. Stormwater facilities shall have impermeable liner because located in Karst geology which is prone to sinkholes. A NPDES permit and Penn Dot Highway Occupancy permit required. Hours = 3 shifts M-F, Saturday partial day, approx. 50-60 employees anticipated. Water usage estimated at 3000-5000 gals. per day. Traffic Impact Assessment Report was submitted to Penn Dot. Report concluded that no improvements to intersections studied warranted. Penn Dot responded with review comments being addressed by applicant at this time. Proposed development when complete expected to generate 35 new car trips + 4 new truck trips during AM peak hour, 71 new car trips and 16 new truck trips during the PM peak hour. 243 new car trips and 132 truck trips during average weekday. Per Traffic impact assessment report submitted. Planning Commission concerns include, not limited to: (1) Traffic & impact on existing stressed intersections but it is Penn Dot jurisdiction. (2) Water supply – request draw down testing & monitoring. Engineer agreed that was possible. Applicant requesting a “one-step” Preliminary/Final Plan process rather than submitting separately as a Preliminary Plan and then Final Plan. Due to size and scope of project, Board recommends the request be denied.

Several residents of adjoining municipalities present to listed & comment. *John Surie & Mark Broffe of Stonecroft Development. Connie Keller, Womelsdorf. Karen Applegate,*

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Millcreek Township. Synopsis of their concerns: Truck traffic, noise, light pollution from site lighting, protection of their on-lot wells, 419 intersection in Womelsdorf Borough, buffering project from adjacent properties – proposed landscape more evergreen, larger material discussed (5-10' Ht. min).

- 150 S. Mountain Rd – E-1 district, one lot subdivision LCPD review received, Bolt Engineering review received. No plan received. Shared driveway – recommend a shared access agreement between both parties. Does lot conform to all E-1 dimensional requirements i.e., lot width, lot frontage, building setback, etc.? Could a separate drive be created?

Building Permits:

32-23	Elwayne & Elizabeth Weaver	650 Stricklerstown Rd	solar panels \$120,000
33-23	Chirstine Yeakley	26 Central Dr	roof over patio \$29,000
34-23	Thomas & Dorothy Lineaweaver	959 Texter Mt Rd	chicken run \$5272
35-23	Teofil & Gheorghita Simion	51 Round Barn Rd	shed \$23,000

***Questions:** Permit #34-23 – proposed use allowed? Variance?

Permit #32-23 – solar panels – 25% of roof max – this appears more – variance?

Correspondence: *reviewed*

Adjournment:

Meeting adjourned at 8:40 P.M. Next meeting is scheduled for August 2, 2023 @ 7 PM.

Respectfully Submitted,
Karen Krater