

Millcreek Township Planning & Zoning Commission

Minutes of Aug. 2, 2023

Members Present: Glen Eberly and Leon Ziegler, Karen Krater, Mervin Horst

Members Absent: Craig Thompson.

Minutes: July 5, 2023 – Accepted as written. Motion LZ, 2nd MH. All in favor; GE abstain.

Public Comment:

John Surie/Stonecroft resident asked if John F. Martin has received permission from Norfolk Southern Rail for sewer line crossing? Other Stonecroft development residents present to voice concerns regarding John F. Martin Cold Storage project; sewage approval, noise, traffic, light pollution, buffering & well protection discussed. Discussion regarding who responsible to monitor well, and Penn Dot update?

Reports:

Karen Krater reported on Board of Supervisors meeting and County response to July building permit questions.

Unfinished Business:

- John F. Martin Cold Storage LDP – Stormwater report and plans, last revised 7/13/23 and County Engineer and County Planning review comments present. Newmanstown Water Authority letter indicating that project will use on-lot wells & also includes the distances to existing water mains. Since last submission appears buffering from adjacent properties increased, plant material size at time of planting increased as discussed previously. Remaining concerns: update on Penn Dot permit and traffic impact, still recommending denial of waiver request for “one-step” Preliminary/Final plan approval. Request monitoring of on-lot well and draw-down reports be submitted to appropriate County/State officials and Millcreek Township copied. Landscape notes shall include replacement of dead plants regardless of when planted, provide seed mix specifications for rain gardens/forebays/sloped areas, consider meadow mixes to reduce mowing and provide ecological benefits. Additional comments may be forthcoming upon further review.
- 150 S. Mountain Rd – Subdivision + LDP - comments from County Engineer received and being addressed according to applicant.
- Solar Energy zoning amendments – continued discussion on revisions to existing ordinance. Bob Beisel in attendance and discussed recent ZHB cases regarding solar energy applications.

New Business: *none*

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Building Permits:

36-23	Carmine & Lucille Chiusano	15 Hillside Dr	fence \$1,000
37-23	Jamie MacCallum	14 Newburg Dr	enclose patio \$20,000

Correspondence: *reviewed*

William C. and Marie A. Hogeland, 5 Hogeland Rd. ZHB use variance application to convert existing barn into an event space. Property in R-1 zone and not a permitted use. Consideration of parking, sewage facilities, noise, lighting and if applicable stormwater controls advised.

Adjournment:

Meeting adjourned at 8:35 P.M. Next meeting is scheduled for Sept. 2, 2023 @ 7 PM.

Respectfully Submitted,
Karen Krater