

Millcreek Township Planning & Zoning Commission

Minutes of Sept. 6, 2023

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

Minutes: Aug. 2, 2023 – Accepted as written. Motion LZ, 2nd MH. All in favor; CT abstain.

Public Comment:

*Hogeland ZHB application to utilize existing “Quonset hut” style barn for wedding venue. Scott Sweigart of C2C Design Group; Bill & Courtney Hogeland presented plan. Property location in the Ag zone district, barn to be utilized weekends only April – October, 99-person capacity, no kitchen (food & drink by outside caterers), 10 PM close, utilize port-a-potty for bathroom. Sufficient parking provided. They requested a recommendation from PC to ZHB pursuant to Section 4.05 of Millcreek Township Zoning Ordinance. **Motion to amend agenda to include “Hogeland ZHB application” made by MH, second by GE, all in favor. Motion made by MH, 2nd by KK to recommend ZHB to grant the variance application based upon plan presented (dated 5-03-2023); seasonal use; located on large property with minimal impact to surrounding properties and character of the area. All in favor.**

*Members of Stonecroft Village were present & Womelsdorf Borough Council member, Connie Keller present requesting status of JF Martin project and various entity approvals such as PennDOT, Norfolk Southern, NPDES, Twp/Cty. Will contact Township office with any Right-to-know requests. Discussed public water vs. on-site wells. Township Solicitor J. Enck letter to the LCPD regarding BOS denial of waiver of Section 5.09 of the Lebanon County SALDO discussed. Continued concern over truck traffic and environmental concerns such as air quality, noise levels, lighting glare, etc.

Reports: none

Unfinished Business:

- John F. Martin comment letters from County Engineer & County Planning Dept. reviewed.
- Solar Energy zoning amendments – tabled till next month.

New Business:

- ❖ Ulrich Plan – Lot addition plan, Michael & Eva Ulrich, 980 Texter Mountain Rd., E-1 district – Reviewed, cleans up properties overlapping roads. No comments. Earl Felty, PCS presented plan.
- ❖ Pietrobono - 264 W. Texter Mission Rd. – minor subdivision plan E-1 District. Lot addition of 8 AC to Kyle & Kaitlyn Zimmerman from Pietrobono land. This property was approved by ZHB a few years back for a different lot configuration. *Sheet 1 indicates Deed #2247-2341 owned by Pietrobono’s yet, Sheet 1 Plan Purpose note & Sheet 2 has them and Link as

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having ½ interest of same deed reference – please clarify? **Identify where each existing sewage system is located for Zimmermans and Pietrobono properties as well as sewage replacement areas. ***What are the structures listed as *Existing building* used for?

Building Permits:

38-23	Devon & Jolene Zimmerman	50 E Texter Mission Rd	replace deck \$17,750
39-23	1360 Realty.com	64 N. Sheridan Rd	addition \$28,000
40-23	John & Sheila Martin	670 Stricklerstown Rd	det garage \$25,000
41-23	Carlton & Kirsten Weaver	107 S Millbach Rd	solar panels \$65,000
42-23	Lamar Martin	341 W Main St	deck & stairs \$15,000
43-23	Nick Falstick	9 Overlook Ln	fence \$800
44-23	James & Stacey Thomas	126 Edgemont Ln	pool \$76,000
45-23	Donald & Beverly Ryland	110 Memorial Blvd	solar panels \$39,000

Correspondence: *reviewed*

Adjournment:

Meeting adjourned at 8:50 P.M. Next meeting is scheduled for October 4, 2023 @ 7 PM.

Respectfully Submitted,
Karen Krater