

Millcreek Township Planning & Zoning Commission

Minutes of March 6, 2024

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

Minutes: Feb. 7, 2024 - Motion CT, 2nd MH, all in favor except one abstain GE.

Reports: none

Unfinished Business:

- Solar Energy zoning amendments – small scale solar systems primarily personal use to be defined & associated zoning amendments to be finalized. Workshop to be scheduled.
- E-1 Zoning Modification request – Board reviewed, discussed, and considered the suggested modifications to E-1 zoning; including allowing apartments. Motion made by Mervin Horst to not amend the E-1 zoning as was requested. Second made by Leon Ziegler. All in favor.
- Christopher Link, 264 W. Texter Mission Rd. – no plans or review letters received.

New Business: none

Building Permits:

06-24	Kirby & Sheryl Horst	10 N Millbach Rd	calf barn \$30,000
07-24	Donald & Ann Leibig	34 W Park St	solar panels \$25,000

Correspondence:

ZHB Case #3-24 Landis – Board reviewed information submitted for this case, and reviewed current ordinance Section 16.21 – Solar Energy Systems. Board is currently working on proposed amendments to this section of ordinance. Section 16.21 A.4 is not clear & subject to interpretation. Since “lot coverage” is included in this section the Board determined this to imply ground cover & therefore pertains to freestanding ground-mounted solar units & not roof mounted units. KK made a motion that the 25% lot coverage in Section 16.21 A.4 applies to ground-mounted solar units only. MH second. All in favor.

Adjournment:

Meeting adjourned at 7:45 P.M. Next meeting is scheduled for April 3, 2024 @ 7 PM.

Respectfully Submitted,
Karen M Krater