

Millcreek Township Planning & Zoning Commission

Minutes of March 5, 2025

Members Present: Craig Thompson, Karen Krater, Mervin Horst, Leon Ziegler, Glenn Eberly

Members Absent: none

Minutes: Feb. 5, 2025 accepted as written. **Motion CT, LZ second. All in favor. GE abstained.**

Public Comment: Scott Sweigart discussed Act 209 and traffic impact fee, assessment possibilities.

Reports: LCPD Annual report 2024, reviewed.

Unfinished Business:

1.

Bethany Road Subdivision – Scott Sweigart of C2C present with plans to date.

- NPDES permit for earthmoving obtained which gives developer right to begin (at their risk) project prior to final plan approval. Applicant would like to install roadway, stormwater and utilities at this time. Board did not recommend start before final plan approval but acknowledged developer does have right.
- Discussion regarding whether clearing of trees in areas shown for proposed houses is necessary now. Future lot owners may wish to build on another area of lot so removal of trees in area of proposed houses shown on this plan appears may not be necessary at this time. Recommend contact County Engineer and/or Conversation District for clarity on clearing trees.

2.

- 526 Stricklerstown Rd, Good Residence – No subdivision plan available to review. Reviewed correspondence from LCPD and County Engineer.
- Sewage Planning Modules present-upon review Board had questions regarding sewage sites, easements and sharing of sewage sites which perhaps the subdivision plan makes clear. Plan enclosed with planning module did not. **CT made a motion to only complete/sign Sewage Planning Module upon receipt of information or plan that clarifies existing and proposed sewage sites, which building connects to which site and location of easements for all systems. GE second, all in favor.** The existing dwelling sewage system is located on in-laws quarters lot. Board recommends an easement for that sewage system to protect owners should at some point in-law quarters lot is sold.
- Reviewed Improvement Estimate prepared by Carta Engineering and approval by County Engineer of the estimate. County Engineer deferred requiring a bond to Millcreek Township and LCPD. **KK made a motion to require a bond be posted by the Goods in the amount of the Improvement Estimate plus fees for any inspections or other associated fees not listed on estimate. Recommend Supervisors also require posting a bond and notify LCPD of this. Second MH, all in favor.**

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3. Middlecreek Property- ZHB decision- reviewed

New Business: - Chase Hogeland Land Development Plan – No plan available to review/comment on.
LCPD and County Engineer comments reviewed.

Building Permits: as attached.

7-25	Elwayne & Elizabeth Weaver	650 Stricklerstown Rd	Silo \$39,000	2/18/27
	Khmaruk Brothers	E Bethany Rd	Driveway	2/24/2025
				4/1/25

Correspondence: Reviewed

Adjournment:

Meeting adjourned at 9:10 PM. Next meeting is April 2, 2025, at 7pm.

Respectfully Submitted,

Karen Krater