

Millcreek Township Planning & Zoning Commission

Minutes of April 2, 2025

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

Members Absent: none

Minutes: March. 5, 2025 accepted as written. **Motion CT, MH second. All in favor.**

Public Comment: Stonecroft residents present to inquire on John F Martin project updates-discussed during unfinished business agenda item.

Reports: KK reported on March Board of Supervisors meeting.

Unfinished Business:

1. Bethany Road Subdivision – no plans/reports/discussion at this time
2. Good land development plan & PADEP Sewage Planning Modules-526 Stricklerstown Road.
Mr. Good and brother-in-law present, discussed sewage and proposed construction. Board reviewed County SEO letter dated March 30, 2025, that explained the Mother-in-law dwelling and business will be rerouted to a new system to be installed. (which Mr. Good was not aware of) The plans are consistent with the SEO letter. When asked, Mr. Good stated sewage system and rerouting would be installed if that was what the plans indicated. Based upon County SEO letter, plans consistent with said letter and Mr. Good's statement that sewage reroute, and new system would be installed, the Sewage Planning Modules were completed and signed. However, Board notes that escrow bond letter from Weaverland Financial Aid doesn't mention installation of sewage system although it is included on the improvements estimate. Board requests information on schedule for installation of all improvements. Recommended a deadline be established and scheduled inspections.
Lebanon County Planning Department "clean" letter received. Plans reviewed and signed.
3. John F Martin Cold Storage – Land development and Erosion Sediment control plans reviewed; stormwater management report reviewed. Recommend a note be added to lighting plans reserving Millcreek Township (or their designee) the right to conduct a nighttime inspection of lighting after installed to resolve possible light pollution/glare onto adjacent properties. No moving of installed fixtures.

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New Business: -

1. Hoover @ 297 S Mountain Rd (E1 Zone) detached truck garage. Lebanon County Erosion Sediment Control plan approval letter received, no building permit.
2. Fittery @ 178 W Texter Mission Road (E1 Zone) 32'X32' Attached garage addition. Lebanon County Erosion Sediment Control plan approval letter received, no building permit.

Building Permits: as attached.

8-25	Millcreek Richland Joint Auth	2 N Race St	addition to Pump Station #2 \$1,109,000	2/27/27
9-25	Christopher and Sara Capuccio	69 Edgemont Dr	Fence \$13,000	3/12/27
10-25	William Sponsler & Sarah Miller	65 W Main St	fence \$1443	3/18/27
11-25	Raymond and Johanna Arias	14 Stricklerstown Loop Rd	Online salvage yard/business	3/21/27

Correspondence: Reviewed

Adjournment:

Meeting adjourned at 8:40 PM. Next meeting is May 7, 2025, at 7pm.

Respectfully Submitted,

Karen Krater