

# Millcreek Township Planning & Zoning Commission

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## Minutes of May 7, 2025

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

**Members Absent:** Leon Ziegler

**Minutes:** approved as written. **Motion CT, MH second. All in favor.**

**Public Comment:** None

**Reports:** None

### **Unfinished Business:**

1. 12 S Fort Zellers Rd-Trigon property subdivision of one lot & simultaneous Land Development Plan. Todd Shoaf/Graybill Engineering LLC present to give update on plan. Truck traffic discussed; trip calculations were completed utilizing manufacturing use of proposed building. No use of proposed building has been established yet- recommended truck trip calculation be redone when use is established since it may change results. Surrounding intersections show evidence of insufficiency and damage now. Adding additional tractor trailer truck traffic will only exacerbate intersection damages now.  
Three waivers of Lebanon County Subdivision and Land Development Ordinance requested: 3.04 Allow plan to be revised simultaneously is preliminary/Final Plan;  
4.02 C.3-Allow existing features surrounding tract for distance less than 100 ft.;  
5.02.1 Allow "L" shaped lot configuration due to existing property constraints; existing sewer facilities, swale and same sewer easement. Requested waivers appear reasonable.
2. Bethany Road Subdivision – Scott Sweigart/C2C; current plans present. PA DEP Sewage Planning Module reviewed, component 4A of Module completed and signed.
3. John F Martin Land development Plan, Applicant and HRG engineer present. Lebanon County Planning adequacy letter and County Engineer adequacy letter attached. Motion by CT to review and sign plans and recommend the same to The Board of Supervisors. Second by MH. All in favor. Board reiterated request that all outdoor lighting be focused downward to prevent offsite glare. HRG confirmed it is.
4. Fittery Garage – 178 W Texter Mission Permit 17-25 received and reviewed

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5. Hoover Garage – 297 S Mountain Road Permit 19-25 received and reviewed. No Land Development Plan required?

-Question on 4&5, no stormwater facility proposed for these.

### **New Business:** -

1. Newmanstown Water Authority request for letter of support for well development, construction, meter replacement and entry point monitoring upgrade. Motion by KK to support GE second. All in favor. Letters of support were signed.
2. 421 Cocalico Road. Annual PA DEP inspection report for their small flow stream discharge sewage report received. No violations observed.
3. Newswanger- 733 State Route 419. Ag equipment storage barn and equipment shop. Board reviewed plans-no comments at this time.
4. KK motion for additional discussion regarding increased truck/traffic and township road impacts be added to agenda topics. MH second. The Board discussed existing roadways in the Township and the expense to maintain. PA Act 209 allows second class townships to assess impact fees for traffic trips calculated as part of Land Development Plan requirements. The Board recommends that funds be allocated to comply with any requirements to be able to implement the traffic impact fees. Grants may also be available and recommend researching possibilities. These impact fees would supply funds for repair/paving of township roads, a major expense.

### **Building Permits:** as attached.

17-25	Matthew and Rachel Fittery	178 W Texter Mission	Garage addition \$50,000	4/1/27
18-25	Phillip and Erin Yoder	5 Progress	Shed \$5000	4/10/27
19-25	Leslie and Brenda Hoover	297 S Mountain Rd	Detached Garage \$250,00	4/11/27
20-25	Andrey & Oksana Demidovich	ss edgmont/80 E Bethany	SFD w/ attached garage 800,000	4/15/27
21-25	Donna Donato	121 W Park St	demo chicken house/carport	4/21/27
22-25	Steven & Lizzianne Stoltzfus	203 N Sheridan Rd	Dwelling addition, 250,000	4/21/25
24-25	Kristy Moyer	234 S Ft Zellers Rd	Detached garage-relocate shed \$19,281	4/28/27

### **Correspondence:** Reviewed

### **Adjournment:**

Meeting adjourned at 8:55 PM. Next meeting is June 4, 2025, at 7pm.

Respectfully Submitted,

Karen Krater