

Millcreek Township Planning & Zoning Commission

Minutes of June 4, 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: Scott Sweigart discussed township current land development process here in Millcreek versus other townships in the area. Millcreek uses Lebanon County Planning and other townships utilize private consultants.

Reports: None

Unfinished Business:

1. 12 S Fort Zellers Rd- Subdivision and Land Development Plan. Construct 100,000 SF building, associated parking, stormwater, loading. Update received on Sewage Planning Module and finalized PND1 receipt.
*Note: There was no hard copy plan to review but Board still concerned about potential truck traffic. Recommend truck trip calculation be redone once use is established and prior to certificate of occupancy being issued. Improvements to surrounding roadways may be necessitated by use.
2. Bethany Road Subdivision – Scott Sweigart/C2C present to give project update.
3. Chase Hogeland Ag Operation- No plan present to review. Request hard copy Plan be sent to Millcreek Township. Reviewed Bolt Engineering comment letter.
4. Newswanger Project- No plan present to review. County Planning comment letter reviewed.

New Business: -

1. 105 Cocalico Rd-Minor Subdivision Plan. E1 zone, 145+ acres to be subdivided into two lots. Lot 1A= 45.214 acres. Lot 1B =100.459, no improvements or earthmoving proposed as part of plan. Lebanon County Planning letter dated June 2, 2025 reviewed.
Plan reviewed-
 - Add owner names to certification of owner records and dedication block
 - Planning Commission- add signature block for Millcreek Township Planning commission that stated Plan was “reviewed” (not approved)
 - Millcreek Township Board of Supervisors-add signature block that states plan “reviewed” (not approved)
 - Certification of the Lebanon Planning Commission revise to Lebanon County Planning Department, they approve not review.
 - Cocalico Road R.O.W. incorrect width.

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- Waiver requests- A motion by CT was made, Seconded by KK, all in favor.
 1. Section 3.03-B Recommend-30"x42" size sheets ok
 2. Section 4.02 c.3.b- Recommend- no construction proposed so utilities existing and proposed do not have to be shown.
 3. Section 4.02-c.3.c -**Not recommended -show the on-lot well and sewage site information.**
 4. Section 4.02-c.3.d- Recommend- no construction proposed so existing and proposed topography and drainage do not have to be shown.
 5. Section. 4.02-c.3.e- Recommend – no construction proposed so streams, ponds, ect. natural features do not have to be shown.
 6. Section 4.02- c.3.f - Recommend– no construction proposed so no soils information has to be shown.
 7. Section 4.02- c.3.g – Recommend- no construction proposed so wooded areas do not have to be shown.
 8. Section 4.02-c.5 Recommend – plans allowed to be drawn @ 1"=100'

Add: Overall plan scale waiver- Plan drawn at 1"=200'

 9. Section 4.02-d.7 – Recommend- no construction proposed so PA One Call design serial number does not have to be included.

Note that all waivers become null and void should any earth disturbance occur. Board also recommends further discussion with Lebanon County Planning Department regarding the waivers prior to approval.

2. E-1 Zoning- Discussion regarding possible updates.

Building Permits- As attached.

23-25	Jeffrey and Lucinda Newswanger	563 St Rt 419	Replace garage/bedroom addition 300,000	4/23/27
25-25	Ernesto Milete & Ana Milete	3 Locust St	Demo mobile home/front porch	4/29/27
26-25	Jeffery & Suzanne Stehr	151 S Mountain Rd	SFD with attached garage	4/30/27
27-25	Timothy and Corah Gehman	158 Cocalico Rd	Dwelling addition, 79,000	5/1/27
28-25	Patti Miller Trustee/Bruce Heilinger	653 Stricklerstown Rd	ground and cell tower upgrades \$20,000	5/8/25
29-25	Brian & Theresa Fox	147 Sweetwater	Detached Garage \$28,000	5/10/25
30-25	Gennadiy Kleymush	3 Edgemont Ln	Detached Garage \$30,000	5/15/27
31-25	Delvin Sensenig	129 Chapel Rd	Concrete Patio \$1900	5/16/25
32-25	Jesiica Robinson	109 Edgemont	Above Ground Pool \$600	5/19/25
33-25	JFM Holdings	431 E Main St	Truck Garage/Cold Storage \$24,520,000	5/22/27

Correspondence: Reviewed

Adjournment:

Meeting adjourned at 8:50 PM. Next meeting is July 2, 2025, at 7pm.

Respectfully Submitted,
Karen Krater