

Millcreek Township Planning & Zoning Commission

Minutes of July 2, 2025

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

Members Absent: None

Minutes: June 4, 2025 Minutes approved as written. **Motion CT, MH second. All in favor. LZ abstain.**

Public Comment: Scott Sweigart presented Board with various fee schedules from another Township to compare to Millcreek Township fees.

Reports: None

Unfinished Business:

1. 12 S Fort Zellers Rd- PC comment remains-amount of truck traffic a concern, especially when user of proposed building unknown or when it changes. **KK motion, CT second. All in favor of adding a note to plans to be recorded and property deed; "No certificate of occupancy issued until use/user determined and a traffic car/truck trip calculation is submitted, reviewed and approved by LCPD, LC Zoning Department and County Engineer to verify it is consistent with recorded Land Development plan calculations. If not upgrades to adjacent roadways and surrounding intersections will require improvements. This process to be repeated with each new owner, user and/or use.** Furthermore, The Board suggests Solicitor review this note and advise if adequate to ensure consistency between us and traffic/trip calculation now and in future.
2. Bethany Road Subdivision – Scott Sweigart/C2C present. LCPD letter of adequacy received. **CT motion to recommend approval of 10 lot subdivision in the E-1 zone, MH second. All in favor.**

New Business: -

1. **Merle D Wise-320 S. Mountain Rd-Construct a pavilion.** Lebanon County Conservation District letter of adequacy received. No plans/No comments.
2. **Peter and Naomi Shirk-361 Cocalico Rd; Lot Annexation Minor Subdivision Plan, E-1 Zone.** Kevin Werner of Weber Surveying present to discuss revisions per review comments addressed. A small area of land is being subdivided off the Shirk property and added to the adjacent neighbor at 371 Cocalico Road. The Board had no comments.
3. **Hogeland Subdivision Plan**-Scott Sweigart/ C2C presented the proposed 2 lot subdivision plan. A flag lot is proposed which is historically not allowed by Millcreek Township. The minimum lot width shall be provided in lieu of the narrow "flag pole" strip.
4. **Laurance and Lisa Zimmerman-502 Cocalico Rd E-1 Zone, 4 lot subdivision.** Board reviewed and have the following comments.
 - A. Full Size plans should be provided to Millcreek Township-reduced copies are difficult to read.
 - B. Proposed dwelling to share a drive and well with existing dwelling
 - 1) no sharing of wells and/or other utilities
 - 2) A separate drive is preferred if possible; appears there may be slope concerns for a new drive. However if a separate drive is not feasible then a shared driveway access agreement must be

Millcreek Township Planning & Zoning Commission

prepared and recorded as a requirement of subdivision approval.

- C. Cocalico Road -Right of way to be 50'; offer of dedication required if not on plan. The increased right of way provides area necessary for future drainage and shoulder work. 50' R.O.W consistent with another recent subdivision on Cocalico Road.
- D. Proposed lot 4 of this subdivision is landlocked. Although this is an existing land-locked property subdivision should improve this. All lots to have road frontage or add lot 4 to the other lots for a total of 3 lots after subdivision. No flag lots.

5. **Pal Singh -127 E Main St.-Construct (8) two-bedroom apartments above the market. (Formally Len's Market) would entail adding a second floor to a portion of building, building would have automatic sprinklers for fire suppression, market to remain. Board reviewed architectural plans with overlay parking layout. Mr Singh said he has also been to LCPD and LC Zoning Department.**

Board Comments:

- A. It appears a Land Development Plan would be necessary for this project and a boundary survey for accurate parking lot layout.
- B. Parking lot appears to have some circulation conflicts such as: trash removal, emergency access; does the number satisfy the mixed uses?
- C. Will there be lighting? Must not produce off site glare to adjoining properties.
- D. Any variances required for this proposal?

6. Mervin Horst Zoning Variance Application. KK Motion to add to agenda, CT second. All in favor. Mervin Horst abstained. Variance application to construct a garage on a residential property in the Agricultural Zone District. Side yard setback 20' required. There is an existing shed to be removed closer to the property line then garage will be. **CT Motion to recommend side yard setback less than 20' since garage location will be improving what is existing today. GE second. All in favor, MH abstained.**

Building Permits- As attached.

34-25	Donna Donato	121 W Park St	Detached Garage \$14,455	6/2/27
36-25	Comcast Cable Vision	170 Cocalico	Concrete Pad \$45,000	6/20/27

Permit # 36-25. Comcast concrete pad for tower. Is this for existing tower site? A new tower would require zoning and Land Development approval.

Correspondence: Reviewed

Lawrence lot annexation-Lands from adjacent owner added to Lawrence property to remedy a shed over the line.

Adjournment:

Meeting adjourned at 8:50 PM. Next meeting is August 6, 2025, at 7pm.

Respectfully Submitted,
Karen Krater