

Millcreek Township Planning & Zoning Commission

Minutes of August 6, 2025

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

Members Absent: CT

Minutes: July 2, 2025 Minutes approved as written. **Motion MH, second LZ. All in favor.**

Public Comment: None

Reports: MH reported on ZHB variance hearing.

Unfinished Business:

1. **12 S Fort Zellers Rd-** Todd Shoaf/Graybill Engineering, LLC present. He explained revisions to plans to date. Board supplied him with a copy of July 2, 2025 minutes which requested a note be added to plans concerning traffic trip re-evaluation once a user for building is known. Also included was PADEP sewage planning mailer to be signed by Millcreek Township. Discussion ensued as to whether signature should be Township or Authority. **LZ made motion to recommend signature of mailer by Supervisors or Authority once determined. Suggest contacting County SEO for clarification on who is to sign. GE second. All in favor.**
2. **Laurance and Lisa Zimmerman-502 Cocalico Rd** Molly Hughes/Red Barn and Zimmerman's present. Board reviewed plans and comments dated July 2, 2025. Specifically:
 - a) no sharing of wells or other utilities
 - b) if separate drive not possible; due to terrain a shared access agreement must be prepared and recorded.
 - c) Cocalico Road -Right of way to be increased to 50'
 - d) Lot 4 cannot be landlocked after subdivision-provide adequate road frontage or add the land to adjacent lot that has road frontage.
3. **Pat Singh 127 E Main St** no new plans our understanding is some sort of Land Development Plan is forthcoming.
4. **Peter and Naomi Shirk- Minor subdivision/Lot Annexation 361 Cocalico Rd and 371 Cocalico Rd.** LCPD adequate letter received. Keith Erb-Weber Surveying present to answer questions. No construction proposed by this subdivision. **MH Motion to recommend approval, LZ second. All in favor. Plans signed.**

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New Business: -

1. **Matt Newswanger- 733 State Route 419** Ag Equipment Storage Barn, SPDES permit approval and UCC permit approval received. Plans reviewed, no comments.
2. **105 Cocalico Rd-Chad Miller/Inōtiv Associate Director present.** Sewage Planning Waiver and Non Building Declaration request. Dave Siminitus/County Chief Sewage Officer letter dated Aug 6, 2025 advising to process the request received. LCPD adequate letter received. Final plans also received. Discussion regarding use of property now and after subdivision. Mr. Miller said no change in use, Inōtiv leasing property for four years. Letter from Inōtiv dated July 17, 2025, also states use will remain the same after subdivision. No construction proposed. **MH motion to recommend approval of plans and subdivision, complete sewage planning waiver and non building declaration request form. Plans signed and form completed.-no second???**
3. **David and Naomi Lawrence/Elvin Hurst and Helen Hurst Family Trust 279 & 299 S. Sheridan Rd Final Subdivision Plan.** Lot annexation plan to remedy Lawrence outbuilding being built over the property line. LCPD adequate letter received. **MH motion to recommend approval of plan. GE second, all in favor.** Plans signed.

Building Permits- As attached.

35-25	Merle and Ruth Wise	320 S Mountain Rd	Pavillion \$3,000	6/19/27
37-25	Zachary and Ashley Derolf	114 Edgemont	Inground Pool \$90,000	6/25/27
38-25	Todd and Valerie Johnson	127 Edgemont	Shed \$5000	7/3/27
39-25	Harvey and Christine Krill	116 Treeline	Fence \$4000	7/3/27
40-25	Dwight and Laura Martin	19 W Main	Fence \$7,000	7/22/27
41-25	Benjamin and Kelsi Stephan	114 Treeline	Fence \$9450	7/23/27
42-25	David Hoover	135 E Main	Uncovered Deck/Patio \$30,000	7/22/27
43-25	Jonathan and Katherine Lane	45 W Main St	Shed \$1000	7/23/27
44-25	Burnell Martin	112 N Kalbach Rd	Storage Barn \$10,000	8/1/27
45-25	Shawn Irwin Ashley Juck	36 N Sheridan Rd	Pole Barn/Attached Lean to \$35,850	7/31/27

Correspondence: Reviewed

Adjournment:

Meeting adjourned at 8:25 PM. Next meeting is September 3, 2025, at 7pm.

Respectfully Submitted,
Karen Krater