

Millcreek Township Planning & Zoning Commission

Minutes of December 3, 2025

Members Present: Mervin Horst, Leon Ziegler, Craig Thompson

Members Absent: Glenn Eberly,

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

Public Comment: None

Reports: Craig Thompson summarized the agenda and discussion from the November 12, 2025, Millcreek Township Board of Supervisor's meeting.

Unfinished Business:

1. **Bethany Road- Review Final Annexation Plan. Comment Letter/Plan. Clean letter-**Commission members reviewed a December 1, 2025, letter from Zachary Luciotti, Lebanon County Planning Department, wherein he stated, "we believe the plan merits review and approval by the Township". Commission members agreed and we signed the plan.
2. **Matthew Newswanger Comment Letter. Clean Letter.** Commission members reviewed an e-mail from Matt Kadwill; Nye Consulting Services Inc. "Newswangers have not signed the plans to date". No action was taken on this plan by the Commission.
3. **Chase Hogeland Ag Operation Comment Letter. Clean Letter.** Commission members reviewed an e-mail from Caleb Light, Nye Consulting Services Inc. stating, "We do not have the plans signed for Hogeland yet, we will have prepared for next meeting". No action was taken on this plan by the Commission
4. **Laurence and Lisa Zimmerman-502/504 Cocalico Road Final Submission and Land Development Plan.** Review wetland investigation packet. Mr. Zimmerman attended the meeting along with Sam Sauer from Red Barn. Mr. Sauer presented an updated plan to the Commission. However, it is dated 5/1/25, the same date as the previous plan. The primary difference between the plans is the storm water easement was adjusted on lot 1. Mr. Sauer reviewed the changes to the former plan that were made following the Commission's comments at an earlier meeting. No action was taken by the Commission on this plan.

New Business:

1. **Review 2026 meeting dates:** 1/7, 2/4, 3/4, 4/1, 5/6, 6/3, 7/1, 8/5, 9/2, 10/7, 11/4, 12/2. These dates were approved.

Building Permits- See Below.

55-25	Bryan and Janet Weaver	109 S Ft Zellers	Solar array \$51,000	10/3/27
56-25	Timothy Bartow & Tracy Deimler	131 W Park St	Covered Deck \$27,000	11/4/27
57-25	David and Erica Sexton	40 N Sheridan	Fence \$6000	11/6/27
58-25	Levi and Esther Lapp	629 Stricklerstown Rd	Pavillion \$52,000	11/6/27
59-25	Mervin and Louise Horst	4 Perri Ave	Detached garage \$3,000	11/13/27

*Note: Mervin Horst identified an error by the Lebanon County Planning Department on his permit #59-25. He will contact the Department to have the error corrected.

Correspondence: A letter from the Lebanon County Conservation District was reviewed for comments concerning the Wanner Single Family residence to be built at 417 Rod and Gun Rd.

Adjournment: Meeting adjourned at 8:03 PM. Next meeting is Wednesday January 7, 2025, at 7pm.

Respectfully Submitted, Craig V. Thompson