

Millcreek Township Planning & Zoning Commission

Minutes of January 7, 2026

Members Present: Mervin Horst, Glenn Eberly, Leon Ziegler, Tyler Sensenig, Craig Thompson

Members Absent: None

Minutes: December 3, 2025, Minutes approved as written. **Motion MH, second LZ. All in favor.**

Public Comment: Michael Sheetz and his father, Michael, asked for clarification on how to move forward obtaining a building permit to place solar panels on 50-60% of the area of the ground floor of their residence. Lebanon County Planning personnel denied their request as section 16.21 Solar Energy Systems, paragraph A4 of the Millcreek Township Zoning Ordinance provides for a maximum of 25%. The option to seek a variance was discussed. Mervin Horst shared that the Commission hopes to review the provisions of 16.21 paragraph 4 in 2026.

Reports: Mervin Horst summarized the agenda and discussion from the December 12, 2025, Millcreek Township Board of Supervisor's meeting that he attended.

Unfinished Business:

- 1. Matthew Newswanger Review Clean Letter-Sign Plans-** The subject property is located at 733 State Road 419 in Millcreek Township. The Plan proposes the construction of a 55'x 120' equipment storage barn, a 30'x25' equipment shop, compacted gravel pads, and stormwater management structures and features. Commission members reviewed a letter from Zachary Luciatti, Lebanon County Planning Department, wherein he stated "We believe the Plan merits review and approval by the Township. Commission members agreed and the Plan was signed. Matt Kadwill, NCS, briefly summarized the Plan.
- 2. Laurence and Lisa Zimmerman-502/504 Cocalico Road Final Submission and Land Development Plan Comment Letter.** Laurence Zimmerman attended our meeting. No new information was available for the Commission, and no action was taken on this topic.
- 3. Hogeland Ag Operation Review Clean Letter, Sign Plans.** The subject property is located at 202 S. Kalbach Road in Millcreek Township. The Plan proposes the construction of four 63'x 500' poultry barns, stormwater management structures and features, and associated site improvements. Access to this site will be provided via a driveway onto SR 419. Matt Kadwill, NCS, briefly summarized the Plan. Commission members reviewed a 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 the Plan was signed.

New Business:

- 1. Skelly and Loy-Culvert Pipe Replacement Project, Project Application-Review-** Zach Luciatti, Lebanon County Planning Department (LCPD), earlier recommended we forward the Project application to Kim at LCPD.
- 2. Review Millcreek Township Existing Land Use Map (2025)- Please note any updates or changes needed.** Commission members reviewed the map. No changes were quickly identified. There was inadequate time to make a detailed review.
- 3. 80 E Bethany Road Sewer Lateral Review Letter #1.** No action is required of the Commission. Letter was for information only.

Building Permits-

61-25	Timothy Bartow Tracy Deimler	131 W park St	inground pool and deck \$82,000	11/21/27
62-25	Lyne Ober	819 Weavertown rd	Solar panels \$32,000	12/2/27
63-25	Dwight and Laura Martin	19 W Main	Solar panels \$9,000	12/11/27

Correspondence:

Bolt Engineering LLC Letter: John F Martin Preliminary/Final Lot Consolidation and Land Development Plan-HOP Permit extension.
Bethany Road Subdivision-Conveyor Drive Address Review
Terracon e-mail-Telecommunications Project Cocalico Tower.
Correspondence was reviewed and no action was required of the Commission.

Adjournment: Meeting adjourned at 8:05 PM. Next meeting is Wednesday February 4, 2026, at 7pm.

Respectfully Submitted, Craig V. Thompson