

Millcreek Township Planning & Zoning Commission

Minutes of April 1, 2026

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

Members Absent:

Minutes: March 4, 2026, minutes approved as written. Motion to approve by MH and seconded by GE.

Public Comment:

1. Mike Sheetz – Checking on the progress of a change to the solar energy ordinance to permit him to put solar panels on more than 25% of the area of the ground floor of his principal structure. The Commission shared that it was recommending a change under New Business later in the meeting.

2. Lamar Hurst – Addition or retirement home. Mr. Hurst did not attend the meeting. However, Glenn Eberly briefly shared with us his conversation with Lamar. Lamar's address is 341 W. Main Street in Newmanstown. He is interested in building a second home behind his current home on the same lot. He was interested to know how to pursue that goal. Glenn will refer him to Greg Hetrick, a Lebanon County building code official.

3. Scott Sweigert – He is a member of the Water Authority. He shared his concern that there is not a requirement for plumbing inspections from a meter pit into houses, why that is a problem, and how the shortcoming can be rectified. He will also share his concern at the upcoming Supervisor's meeting.

Reports: None.

Unfinished Business:

1. **Laurence and Lisa Zimmerman-502/504 Cocalico Road Final Submission and Land Development Plan – Clean Letter. Sign plans.** The subject property is located at 502 Cocalico Road (T-315) in Millcreek Township, Lebanon County. The plan proposes multiple lot line adjustments resulting in Lot #1 containing 18.386 acres, Lot #2 containing 15.083 acres, Lot #3 containing 10.200 acres, and Lot #4 containing 13.529 acres after conveyance. The plan also proposes the construction of a single-family dwelling on Lot #1. Lot #1 will be serviced with an on-lot sewage system and an on-lot well. Access is to be provided via a shared access driveway with Lot 2. A motion was made by GE and seconded by MH to approve the plan. Commission members approved and signed the Plan.

New Business:

1. **Review potential changes to section 16.21-Solar Energy Systems A 2, 3, & 4.** Commission members recommended the following changes to section 16.21.
 2. The solar energy systems attached to principal structures project no more than five (5) feet into any required yard setback; and
 3. Ground mounted solar energy systems and related equipment shall not be located within ten (10) feet of a side lot or not be located within fifteen (15) feet of the rear lot line.
 4. The maximum lot coverage of solar collectors and support structures on roofs shall not exceed Lebanon County's building code regulations. The maximum lot coverage of solar collectors and support structures on the ground shall not exceed 25% of the remaining lot area after setbacks.A motion was made by GE and seconded by MH to recommend these changes to the Solicitor and the Board of Supervisors. The recommendation was unanimously approved.

Building Permits-

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|-------|-----------------------------|---------------------|----------------------------|---------|
| 5-26 | Shawn K Irwin & Ashley Juck | 36 N Sheridan Rd | Fence \$11,990 | 2/26/28 |
| 6-26 | 1360 Realty | 110 E Main St | Replace Dwelling \$150,000 | 2/27/28 |
| 7-26 | Daniel & Edna May Peachey | 214 S Millbach Road | Demo barn/Steer Barn | 2/27/28 |
| 8-26 | JFM Holdings | 120 N Ash Rd | Freestanding sign \$27,000 | 3/9/28 |
| 9-26 | Robert and Gail Bardsley | 256 Memorial Blvd | Fence \$5000 | 3/10/28 |
| 10-26 | Stephen and Betty Lou Reed | 37 Edgemont Ln | Shed \$7000 | 3/11/28 |
| 11-26 | James and Sandina Salvio | 27 Eagleview | Febce \$8000 | 3/18/28 |

Correspondence: None.

Adjournment: Meeting adjourned at 7:40 PM. Next meeting is Wednesday, May 6, 2026, at 7pm.

Respectfully Submitted, Craig V. Thompson