

Millcreek Township Planning & Zoning Commission

Minutes of May 6, 2026

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

Members Absent:

Minutes: April 1, 2026, minutes approved as written. Motion to approve by MH and seconded by GE.

Public Comment: None

Reports: Craig Thompson reported on the April 8th, 2026, Millcreek Township Supervisor meeting.

Unfinished Business:

1. **12 S. Fort Zellers Road Subdivision-Hershey Engineering, Review Letter #1** - The Commission reviewed an April 30, 2026, letter from Hershey Engineering, Inc. to the Millcreek-Richland Joint Authority concerning public sewer notes for Preliminary/Final Subdivision Plan of 12 S. Fort Zellers Road. No action was required of the Commission.
2. **Review potential changes to section 16.21-Solar Energy Systems A3 & A4.**- The Commission made two (2) minor changes to the language proposal include in it's April minutes. The new proposal is as follows:

Section 16.21 (A) (3) shall read "Ground mounted solar energy systems and related equipment shall not be located in the front yard or within ten (10) feet of a side lot line nor be located within fifteen (15) feet of a rear lot line. The maximum lot coverage of solar collectors and support structures on the ground shall not exceed twenty-five percent (25%) of the remaining lot area excluding setbacks."

Section 16.21 (A) (4) shall read "The maximum lot coverage of solar collectors and support structures on roofs shall not exceed Lebanon County's building code regulations."

3. **117 E. Main – Bogia Engineering-Sewage Facilities Planning Module/O&M agreement.** The Commission was provided a copy of the Sewage Facilities Planning Module for this address. No action was required of the Commission.

New Business:

1. **Hogeland Final Subdivision-C2C Design Group, Review Plan.** Scott Sweigart and Bill Hogeland updated the Commission on the reasons and plan for the subdivision. Commission members reviewed the Plan. No action was required of the Commission.
2. **116 North Ash Road- Mack Engineering, Development Plan, Stormwater Management Plan.** The lot size for this property is 4.1 acres. The Limit of Disturbance for the proposed construction is 0.41 acres. No action was required of the Commission.
3. **243 S. Sheridan Rd-Fox Masonry Expansion-Carda Engineering Plan, Comment Letter, Lebanon County Conservation Letter, Bolt Engineering comment letter.** This project involves the construction of an 80' X 126' building with gravel access drive within the I-2 light industrial district with access from Sheridan Road. Commission members reviewed the Plan. No action was required of the Commission.
4. **Eagles Peak Annexation-Comment Letter and Plan.** The subject properties are located at 268 W. Texter Mission Road, 301 Cocalico Road & 305 Cocalico Road in Millcreek Township, Lebanon County. The plan proposes two lot additions, Lot addition A – containing 21.151 acres which will be added from the lands owned by Gerald M. and Janneken L. Good to the lands owned by Eagles Peak Farm LLC. Lot Addition B – containing 0.891 acres will be added from the lands owned by Gerald M. & Janneken L. Good to the lands owned by Ivan E. & Crystal L. Zeiset. There are no improvements proposed with this Plan. Commission members reviewed the Plan. No action was required of the Commission.

Correspondence: 262 West Texter Mission Road-Lebanon County Conservation Letter.

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Permits:

<u>12-26</u>	<u>Michael and Wanda Stoltzfus</u>	<u>471 Race St.</u>	<u>Single Family dwelling/Sheds \$N/A</u>	<u>3/24/28</u>
<u>13-26</u>	<u>Dwight and Laura Martin</u>	<u>19 W Main St</u>	<u>Shed \$5000</u>	<u>3/25/28</u>
<u>14-26</u>	<u>Matthew and Lisa Newswanger</u>	<u>733 St. Rt. 419</u>	<u>Equipment Shop \$56,100</u>	<u>3/31/28</u>
<u>15-26</u>	<u>Jasen and Amy Angley</u>	<u>101 S Sheridan Rd</u>	<u>Fence \$8000</u>	<u>4/6/28</u>
<u>16-26</u>	<u>Ryan and Nicole Hauck</u>	<u>125 Edgemont</u>	<u>Fence \$7273</u>	<u>4/7/28</u>
<u>17-26</u>	<u>Lisa Estep</u>	<u>329 W. Main St</u>	<u>Laundry Room Addition \$57,000</u>	<u>4/10/28</u>
<u>18-26</u>	<u>Palak Maniani</u>	<u>117 E Main</u>	<u>pet shop/store \$N/A</u>	<u>4/13/28</u>
<u>19-26</u>	<u>JFM Holdings</u>	<u>431 E Main St</u>	<u>Guard House/Fuel Island canopy\$380,525</u>	<u>4/14/28</u>
<u>20-26</u>	<u>Seth and Jessika Strunk</u>	<u>6 Round Barn Road</u>	<u>dwelling addition \$290,000</u>	<u>4/15/26</u>
<u>21-26</u>	<u>Palak Maniani</u>	<u>117 E Main</u>	<u>Car Sale \$N/A</u>	<u>4/20/28</u>
<u>22-26</u>	<u>Elwayne & Elizabeth Weaver</u>	<u>20 Hackman Road</u>	<u>Poultry Barns/Work Rooms \$667,348</u>	<u>4/28/28</u>

Adjournment: Meeting adjourned at 8:03 PM. Next meeting is Wednesday, June 3, 2026, at 7pm.

Respectfully Submitted, Craig V. Thompson