



MINUTES OF JUNE 10, 2026

The meeting was called to order at 7:00 P.M. by Chairman Eric J. Weidman, commencing with the Pledge to the Flag.

Present: Eric J. Weidman, Chairman
John DeSantis, V. Chairman
Andrew Morrow, Solicitor
Lauren Ritchie, Sec./Treas.

Public Hearing regarding enactment of proposed Ordinance No. 070826 at July 8, 2026 Board of Supervisors meeting-Solar Energy Systems zoning amendments.

At the May 13, 2026 Board of Supervisors' meeting, the Solicitor presented the board with a rough draft of a proposed ordinance that related to possible amendments to Section 16.21 of the Millcreek Township Zoning Ordinance entitled "Solar Energy Systems". At that time, the Solicitor described the changes to the proposed amendments. Ultimately, the Board authorized him to forward those recommendations to County Planning for review. Last week, County Planning confirmed the proposed amendments were acceptable.

As for those proposed amendments, currently, Section 16.21(A)(3) states that "the solar energy systems attached to accessory structures or freestanding shall be a minimum of five (5) feet from any lot line". Section 16.21(A)(3) would be amended to 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." The proposed new section 16.21(A)(3) alters the setback requirements and deals specifically with ground mounted systems instead of both ground mounted and roof top systems.

Currently, section 16.21(A)(4) states "the maximum lot coverage of solar collectors and support structures shall not exceed 25% of the area of the ground floor of the principal structure".

The current 25% requirement is overly restrictive and makes it very difficult for someone to place solar collectors and support structures on his or her roof.

SECTION 16.21(A)(4) would be amended to read "The maximum lot coverage of solar collectors and support structures on roofs shall not exceed Lebanon County's building code regulations." Section 16.21(A)(4) specifically deals with roof top systems.

No public comment was made and the Public Hearing ended.

Public Comment - David Donato 121 W Park St-Noise Disturbance-Mr. Donato was not present at the meeting.

Melissa Loeb and Ryan Fisher of 7 Abbey Lane were present at the meeting to inquire about signs at the Newburg Village walking path. There are many children on dirt bikes and electric scooters riding on the unfinished path and jumping a dirt pile in the construction zone. The children are driving right out into the roads without looking.

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Reports of Organizations:

- *Millcreek Township Planning Commission minutes-June-Reviewed
- *Commonwealth Code Report-May-Reviewed
- *Newmanstown Water Authority minutes-May-Reviewed
- * MRJA minutes-May-Reviewed
- *Newmanstown Volunteer Fire Company minutes-June-Reviewed
- *Newmanstown Recreation Board minutes-May-Reviewed
- *GLRA Minutes-June-Reviewed
- *Police Activity report

Police Activity Report-Chief Katzaman reported on the department's activity for the Month of May. There are more calls than normal. He is working to finish background checks for new officers and attended two trainings.

Minutes: Approval of May 13, 2026, Board of Supervisors. **Weidman made a motion to approve the minutes as printed for the May 13th meeting. Second by DeSantis, all in favor aye. Motion carried.**

Solicitor:

Possible Solar Energy Systems Amendments to Zoning Ordinance

The Solicitor spoke regarding Solar Ordinance #070826. He stated that a notice of intent to enact the ordinance was needed and two publications were required. He requested a motion from the board authorizing him to publish twice, the notice of intent to enact proposed ordinance number 070826. **A motion was made by Weidman to authorize the Solicitor to publish twice, the notice of intent to enact proposed ordinance number 070826. Second by DeSantis, all in favor, aye. Motion carries.**

Continued discussion of Dog Kennels in Zoning Ordinance

The Solicitor stated that at the last meeting he provided the board with some information regarding possible revisions to the zoning ordinance as it relates to dog kennels. He said the current definition seems rather all encompassing and could theoretically make individuals into a kennel that are clearly not. Based on the comments from the last meeting, he provided some additional information to the board as it relates to dog kennels. The Solicitor requested the board make a motion for him to begin working on an ordinance as it pertains to dog kennels. **Weidman made a motion for the Solicitor to begin working on an ordinance as it pertains to dog kennels. Second by DeSantis, all in favor, aye. Motion carries.**

Fire Tax and Incentive Program

The Solicitor reported on the Fire Tax and Incentive Program for Emergency Responders. He has reviewed some of the materials and said that he will stay in contact with Supervisor DeSantis regarding this issue. The Solicitor will continue to work on this matter as the Fall is coming quickly and decisions need to be made. There are two separate items to be discussed, first the Special Fire Tax, and second the First Responder Incentive Program. The first will assist with purchasing equipment and assistance for the Fire Company. The second would be an incentive program to retain and gain new volunteers. He stated that volunteering with fire companies has dropped significantly over the past several years. If rates continue to drop, Townships could be forced to pay for fire service.

Action:

117 E. Main – Bogia Engineering-Sewage Facilities Planning Module-Complete Municipal Section, Resolution #61026. There will be eight new apartments built above the existing Town Market. **Weidman made a motion to adopt Resolution #61026, the sewage facilities planning module. Second by DeSantis all in favor, aye. Motion carries.**

Eagles Peak Annexation- Motion to Sign Plans- The subject properties are located at 268 W. Texter Mission Road, 301 Cocalico Road, and 305 Cocalico Road in the Township. The plan proposed two lot additions, Lot Addition A containing 21.151 acres which will be added to the lands owned by Gerald & Janneken Good to the lands owned by Eagles Peak Farm, LLC. Lot Addition B-containing .0891 acres will be added from the lands owned by Gerald and Janneken Good to the lands owned by Ivan and Crystal Zeiset. After conveyance, the lands owned by Eagles Peak Farm will result in 127.617 net acres. The lands owned by Ivan and Crystal Zeiset will result in 3.894 net acres. The residual lands owned by Gerald and Janneken Good will result in 10.372 net acres. There are no improvements proposed as a part of this plan. **Weidman made a motion to review the plans and approve as appropriate. Second by DeSantis, all in favor, aye. Motion carries.**

Unfinished Business:

Fire Police Quotes for signage submitted after agenda was posted. The board discussed the quotes submitted for signs that are compact, interchangeable and easy to use. Two quotes were submitted. The first was from Mainstream Industries to outfit one person, for a total of \$672. This quote will need to be doubled for two sets. The second quote was from D.E. Gemmill. Two sets were quoted at a price of \$3,084.60. **A motion was made by DeSantis to approve the quotation from Mainstream Industries, keeping in mind the amount will be doubled. Quote was for \$672, times two. Seconded by Weidman, all in favor, aye. Motion carries.** Quotes for new cones will be requested.

New Business –

Connie Clark-Request to have a Block Party on Meadow Drive, Sept 26th 4-8PM-This is the second year for a block party on Meadow Drive, last year's event went well. **A motion was made by Weidman to approve the request from Connie Clark to have a block party on Meadow Drive on September 26 from 4-8pm. Second by DeSantis, all in favor, aye. Motion Carries.**

Fulton Bank CD-renewal-Current amount of the CD is \$221,766.25, Fulton Bank is offering a nine month roll-over at 3.5%. **Weidman made a motion to renew the CD from Fulton Bank for nine months at 3.5%. Second by DeSantis, all in favor, aye. Motion carries.**

PCI-Health Insurance e-pay form-ACH form for Pennsylvania Chamber Insurance was discussed and agreed upon by the Supervisors to complete and return for automatic payment of the Township health insurance.

Handicapped parking requests- Three addresses were discussed regarding handicapped parking. 124 W Main St., 15 W Main St. and 116 E Main St. **A motion was made by Weidman to approve the handicap spots on the address' discussed pending approval from PennDOT. Second by DeSantis, all in favor, aye. Motion carries.** Signs will be placed with the understanding that anyone with a handicap placard is able to use the spot.

Road Foreman Report- Foreman Risser reported on Dierwechter Road, it was paved on Tuesday June 9th. Paving is complete, sides of the road will be filled in as the road is raised up a good amount. He reported on maintenance issues with the John Deere mower. Blower belts were fixed, and a new motor installed to run the blower. He spoke regarding handicapped swings for the playgrounds.

Bills/Treasurers Report-**Motion by Weidman to accept the Treasurers Report and pay the bills as necessary. Seconded by DeSantis. All aye, motion carried.**

Adjournment- **Motion by Weidman to adjourn the meeting at 7:37pm. Seconded by DeSantis. All aye, motion carried.**

WITNESS:

Secretary/Treasurer Lauren Ritchie

Eric J. Weidman, Chairman