

Millcreek Township Planning & Zoning Commission

Minutes of July 1, 2026

Members Present: Glenn Eberly, Tyler Sensenig, Craig Thompson

Members Absent: Mervin Horst & Leon Ziegler

Minutes: June 3, 2026, minutes approved as written. Motion to approve by TS and seconded by GE.

Public Comment: Michael Sheetz asked for an update on the amendments to the Solar Ordinance. The Commission provided him an update. He thanked the Commission for taking the time and steps to make changes to the Ordinance.

Reports: Craig Thompson reported on the June 10th, 2026, Millcreek Township Supervisor meeting.

Unfinished Business:

1. **Bethany Road Annexation Plan, C2C Design Group, clean letter, sign plans.** The subject properties are located on the south side of Bethany Road just east of Village Drive in Millcreek Township. The plan proposes a lot addition-Lot Addition D, containing 12.750 acres which will be added from previously approved Lot#5 to previously approved Lot #4 (CMJM-PB 113 Page 50). After conveyance, Lot #4 will result in 18.296 acres. The residual lands-Lot 5 will result in 46.922 acres. There are no improvements proposed as a part of this Plan. Commission members reviewed the Plan in June. We received a June 22, 2026, letter from Zachary Lucioti of the Lebanon County Planning Department stating "we believe the plan merits review and approval by the Township". The Commission agreed and approved and signed the Plan.
2. **Hogeland Subdivision-updated subdivision plan, septic test updates.** Members reviewed a 6/30/26 letter from Zachary Lucioti stating a planning module and hydro study will be required as part of the Plan. There was no other new information for the Commission to review.
3. **243 S. Sheridan Rd., Fox Masonry, comment letters.** The project supports the construction of an 80' X 126' building with gravel access drives within the I-2 light industrial district with access from Sheridan Road (SR 2023). Correspondence was reviewed on this matter, however, no action was required of the Commission.
4. **526 Stricklerstown Road, Dale Good, storm water management plan.** This project includes the construction of a 12,600 sq. foot pole barn and related gravel cover of approximately 57,500 sq. ft. of new gravel cover and driveway construction to Stricklerstown Loop Road (T-346) within the Tulpehocken B-1 watershed. The Commission reviewed a June 24, 2026, letter from Rick W. Bolt PE. to Zachary Lucioti providing a status report on the accomplished and outstanding information on this project. No action was required from the Commission.

New Business: None

Review Correspondence:

1. Septic Report, 421 Cocalico Rd.

Permits:

28-26	Michelle Hanna	11 Cottage Lane	Deck over patio	5/21/28
29-26	Gennadiy Kleymush	3 Edgemont Lane	Sunroom Addition	5/26/28
30-26	Melvin and Karen Sauder	121 Krumstown Rd	Kitchen expansion/garage addition \$425K	5/28/28
31-26	Urlo & Darcie Lantz	65 E Main	replace front porch floor/frame roof 9,200	5/29/28
32-26	Dane Laysen/Jonas Beiler	21 Stricklerstown Loop Rd	Barn Addition \$14,000	6/3/28
33-26	Kevin & Jessica Goldsburg	29 Central Dr	Fence \$6409	6/9/28
34-26	Sheridan Property	4 N Fort Zellers	Shed \$5300	6/16/28
35-26	Janelle Grab	239 W Main St	shed \$23,000	6/18/28

Adjournment: Meeting adjourned at 7:30 PM. Next meeting is Wednesday, August 5, 2026, at 7pm.

Respectfully Submitted, Craig V. Thompson