

# Millcreek Township Planning & Zoning Commission

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## Minutes of June 3, 2026

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

**Members Absent:**

**Minutes:** May 6, 2026, minutes approved as written. Motion to approve by MH and seconded by LZ.

**Public Comment:** None

**Reports:** Craig Thompson reported on the May 5th, 2026, Millcreek Township Supervisor meeting.

### **Unfinished Business:**

1. **117 E. Main – Bogia Engineering-Sewage Facilities Planning Module-Complete PC section.** - The Commission reviewed and completed the PC section.
2. **Eagles Peak Annexation-Clean letter and Plan. Sign Plans.** 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. The Lebanon County Planning Department forwarded us a letter stating “...we believe the plan merits review and approval by the Township”. A motion to approve the Plan was made by GE and seconded by TS. The motion was approved and the Plan was signed.

### **New Business:**

1. **Bethany Road Annexation Plan, comment letter, review plan.** Scott Sweigart, C2C Design Group, reviewed the Plan with the Commission. 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. No action was required of the Commission.

### **Correspondence:**

1. Review Merle Good Zoning Petition. Commission members reviewed a NOTICE OF PUBLIC HEARING for special exception from Merle Good. Petitioner is the owner of a 193.6 acre parcel at 519 Stricklerstown Rd., Newmanstown, in Millcreek Township. The property is located in the Ag Zoning District. Petitioner proposes an on-premises butchering operation and is seeking a Special Exception to 6.0402.a.-e. of the Millcreek Township Zoning Ordinance. Commission members discussed the petition. A motion was made by TS, seconded by MH, to recommend to the Zoning Hearing Board to approve Mr. Good's request for the special exception for on-premises butchering and limit employment to no more than three (3) assistants. The motion passed.
2. Diehm & Sons-Jonas and Katie Zook-Final Subdivision Plan. The Commission earlier reviewed the subdivision plan and agreed to defer the matter to Jackson Township.

### **Permits:**

|       |                              |                      |                                       |         |
|-------|------------------------------|----------------------|---------------------------------------|---------|
| 25-26 | Joshua and Charity Martin    | 21 Conveyor          | Single Family dwelling w/ Garage 700K | 5/8/28  |
| 26-26 | Caleb and Michela Stoltzfoos | 262 W Texter Mission | Ag Building/Deck addition 78,000      | 5/8/28  |
| 27-26 | Karen and Laura Campbell     | 52 W Main St         | Privacy Fence \$6698                  | 5/11/28 |

**Adjournment:** Meeting adjourned at 7:53 PM. Next meeting is Wednesday, July 1, 2026, at 7pm.

Respectfully Submitted, Craig V. Thompson