

Millcreek Township Planning & Zoning Commission

Minutes of August 5, 2026

Members Present: Glenn Eberly, Mervin Horst, Tyler Sensenig

Members Absent: Craig Thompson

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

Public Comment: None

Reports: None

Unfinished Business:

1. **Hogeland Subdivision-updated subdivision plan, septic test updates, project narrative, Rowe Tract comment letter, sewage planning module-information only, Pennsylvania State Historic Preservation Office comment letter, Department of Conservation and Natural Resources Letter & Project information, United States-Fish and Wildlife Service comment letters.** The Hogeland Subdivision is a proposed one-lot residential subdivision located off of Hogeland Road in Millcreek Township. The proposed project site consists of a total gross area of approximately 64.99 acres. Of this, 2 acres will be subdivided into its own lot (labeled on the plan as lot 1) leaving 62.99 acres remaining. Members reviewed the new information. No action was required of the Commission.
2. **526 Stricklerstown Road, Dale Good, storm water management plan for construction of 12,600 sq. foot pole barn.- *NOI Completeness Notification Letter.** 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. Members of the Commission reviewed the NOI Completeness Notification Letter. No action was required from the Commission.
3. **116 N. Ash Road- Storm Water Management Plan Comment Letter, MACK Engineering Wetland Evaluation Report.** The project supports the construction of two building additions (26.75' x 96' and 25' x 50') to the existing building and the installation of an underground seepage trench to address the additional proposed impervious coverage on this existing 4.10-acre tract. Members of the Commission reviewed the information. No action was required of the Commission.
4. **12 S. Fort Zellers Road Subdivision-Comment letter.** No action was required of the Commission.

New Business:

1. **Letter of resignation received from Commission member Leon Ziegler.** On July 24, 2026, Craig Thompson accepted a letter of resignation from Leon Ziegler due to his having moved outside the Township. Commission members will make a new member replacement recommendation to the Supervisors in its September 2nd meeting.

Review Correspondence:

Permits:

36-26	Thomas & Dorothy Lineaweaver	959 Texter Mtn	greenhouse \$20,689	6/24/28
37-26	Comcast	170 Cocalico Rd	easement work \$25,000	6/24/28
38-26	Laurence & Lisa Zimmerman	504 Cocalico Rd	SFD/Garage/covered porch \$850K	6/26/28
39-26	Lydia Eberly	5 Evergreen Way	Shed \$8000	6/30/28
40-26	Mark & Stacia Frey	11 Progress	Fence \$2789	7/1/28
41-26	James and Lisa Brown	39 Progress	Solar Panels \$15,840	7/2/28
42-26	Brian Tracey	41 Memorial Blvd	Privacy Fence\$9570	7/7/28
43-26	Igor & Natalya Meinlk	6 Garden Drive	Privacy Fence \$17,834	7/10/28
44-26	ANH Holdings	31 Krall Road	Warehouse addition \$100,000	7/13/28

Adjournment: Meeting adjourned at 7:25 PM. Next meeting is Wednesday, September 2nd, 2026, at 7pm.

Respectfully Submitted, Mervin Horst and Craig V. Thompson