

# Millcreek Township Planning & Zoning Commission

## Minutes of September 2, 2026

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

**Members Absent:** None

**Minutes:** August 5, 2026, minutes approved as written. Motion to approve by TS and seconded by MH.

**Public Comment:** None

**Reports:** Craig Thompson reported on the August 12<sup>th</sup>, 2026, Millcreek Township Supervisor meeting.

### Unfinished Business:

1. **Hogeland Subdivision-Sewage Planning Module and supporting documents.** 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 completed two (2) copies of the 4A Municipal Planning Agency Review. No other action was required of the Commission.
2. **Fox Masonry Land Development Plan, Comment letters, Clean Letter. Review and sign plans.** 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 2033). Christopher Delaughter, Carta Engineering, presented the Commission with Final Land Development Plans for Fox Masonry for the Commission's signature. The changes on this Plan, compared to the earlier submitted plans, were stormwater management topics. On August 11, 2026, the Township received a letter from Zachary Luciotti, Lebanon County Planning Department, stating "... we believe the plan merits review and approval by the Township". A motion was made by MH to approve and sign the Plan. GE seconded the motion. The motion carried. Plans were signed.

### New Business:

1. **Recommendation of a new Commission member.** In July 2026 the Commission accepted a letter of resignation from Leon Ziegler due to his having moved outside the Township. Mervin Horst recommended the Supervisor's appoint Dan Hogeland to fill the remainder of Leon's term. GE seconded the motion. All members unanimously agreed.
2. **Review Guide Rail Exhibit for the Bethany Road Subdivision.** The Commission reviewed the exhibit. While Commission members thought it was a good idea, no formal action was requested of the Commission.

### Building Permits:

|       |                             |                   |                                          |              |
|-------|-----------------------------|-------------------|------------------------------------------|--------------|
| 45-26 | Windy Mansion Investments   | 31 W Main St      | Demo Barn/Garage N/A                     | 7/23/28      |
| 46-26 | Millcreek Lutheran Church   | 221 N Sheridan Rd | Solar Panels \$180,000                   | 7/28/28      |
| 47-26 | Dawn Fitting                | 53 N Sheridan Rd  | Solar Panels \$13,760                    | 7/30/28      |
| 48-26 | Phillip and Carolyn Ressler | 807 Weavertown Rd | Short Term Rental use N/A-amended        | 7/31-8/13/26 |
| 49-26 | James and Kelly Weidman     | 317 Rod & Gun     | Garage and Mud room \$142,000            | 8/3/26       |
| 50-26 | Barry and Sheri Hemley      | 101 Richland Road | detached garage addition \$11,500        | 8/4/28       |
| 51-26 | Daryl and Melissa Garman    | 116 Edgemont Lane | Office/mudroom \$269,650                 | 8/5/28       |
| 52-26 | Ruth and David Demidovich   | 16 Evergreen Way  | Single Family Dwelling/ garage 1,396,000 | 8/5/28       |
| 53-26 | Stephen and Betty Lou Reed  | 37 Edgemont Ln    | Solar Panels \$16,088                    | 8/6/28       |
| 54-26 | Eric and Haley Wanner       | 417 Rod and Gun   | Pole Barn \$25,000                       | 8/21/28      |
| 55-26 | John and Sharon Burton      | 202 S Sheridan Rd | Pole Barn \$35,309                       | 8/24/28      |

**Review Correspondence: Earth Disturbance Inspection Reports: Bethany Road Subdivision, JFM Holdings, Merlin High.** The Commission reviewed letters/reports to each of the owners of the projects from the Lebanon County Conservation District concerning their partial inspection of earth disturbance activities at the referenced sites on August 12<sup>th</sup>. Based on the conditions observed at the time of inspection, earth disturbance activities were not being conducted in accordance with the approved erosion and sediment plans at Bethany Road Subdivision and JFM Holdings. Earth disturbance activities at Merlin High are being conducted in accordance with the approved erosion and sediment plans.

**Adjournment:** Meeting adjourned at 7:47 pm. Next meeting is Wednesday, October 7, 2026 at 7:00 pm.  
Respectfully Submitted, Craig V. Thompson