

HEIDELBERG TOWNSHIP BOARD OF SUPERVISORS

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**June 23, 2020
MEETING MINUTES**

Board members present:

Paul Fetter – Chairman
Ted Cromleigh
Bruce Kramer

Others present:

Jennifer Snyder- Office Manager
Amy Leonard – Solicitor
Bob Lynn – Township Engineer
Steve Dellinger – Township Engineer representative
29 members of the public

The meeting was called to order at 7:05 by Chairman Fetter, followed by the Pledge of Allegiance to the Flag. Chairman Fetter noted that the meeting was being held at the Township pavilion to accommodate attendees for social distance purposes due to the COVID19 breakout.

A call for public comment was made. Cathy and Katrina Ambron and Richard Ebersole of N. Lancaster Ave were in attendance to discuss stormwater concerns in their area. A retention pond on a neighboring property is not working correctly and is causing washouts along their street. Bob Lynn was aware of the problem and did a field evaluation with Sean Weik. Since the facility was installed at the Conservation District’s direction with Township assistance, the corrections will be done by the Township. Bob Lynn and Sean Weik already have a plan to do the work and hope to have it done soon. The residents thanked the Board and consultants for reviewing the matter so quickly.

At 7:11 the hearing for the Floodplain Ordinance 162 was called to order. Solicitor Amy Leonard opened the hearing by describing the purpose of the ordinance. FEMA required the ordinance adoption for revised areas designated as floodplain. This allows those with flood insurance the ability to get or cancel the insurance based on their property’s distinction by FEMA. This Ordinance also removes the floodplain requirements from the Zoning Ordinance and establishes them in a standalone ordinance. The Planning Commission approved the ordinance at their February 2020 meeting. Michael Glant of Heidelberg Ave asked if this change would impede his ability to make future improvements. Bob Lynn stated the change did not. **At 7:17 the hearing concluded. At this time, Bruce Kramer made a motion to approve Ordinance 162 to enact FEMA Floodplain regulations and areas. Ted Cromleigh seconded the motion and the motion carried.**

At 7:18 the hearing for Zoning Ordinance and Map revisions with Ordinance 163. Solicitor Leonard opened the hearing and noted that the Planning Commission approved the revisions at their February 2020 meeting. The ordinance advertising and posting occurred in February but due to COVID-19 issues, the hearing was postponed until this evening. Steve Dellinger and Bob Lynn of Hanover Engineering was on hand to answer questions of residents

during the hearing. Dave Knauss of Maple Street is acceptable of the rezoning of the land neighboring his located next to Dutchway and asking if there is anything planned for the lot. The Board stated there has been no plan submitted to the Township at this time. Tim Krall of Poplar Street wished to discuss the rezoning of land located at the intersection of Route 501 and Route 897/419. The land is owned by Dan Keller and asked if developed commercially how will that affect the Oak Street intersection. The Board explained that PennDOT would have to approve all accesses during the land development phase and a traffic study would need to be done.

Discussion about the old farm lanes across that land and behind Dutchway ensued. The Board stated that lane could not be used as part of the land development process and the Township has no right to allow it to be used in any other manner than which it is currently being used. Ms. Snyder explained that the lane across the Keller property was abandoned during the sewer project and the land was hereby given to the adjacent property owners. Dave Knauss thanked the Board for the explanation of the lane use.

Leon Fisher of Stiegel Pike asked how the change of zoning would affect his taxes and if it would change his ability to keep his horse at the property. The Board said whatever he has there now would not be changed and the zoning change would not affect his taxes. Mr. Fisher asked what the survey was for along Route 501. Bob Lynn noted it was the extension of the waterline up Route 501 to Locust Street.

Jean Rowe wished to express her displeasure of the proposed zoning changes of the Keller land. She is concerned about commercial development of the lot and what negative impacts it may bring. The Board noted that by current zoning of the property, multiple Townhouse or apartment buildings could be build by right and that may cause greater negative impact that a commercial use. The Route 501 Bypass changed the make-up of the area and comprehensive plan responses suggested the use of the land could be better served in a commercial capacity. Mrs. Rowe thanked the Board for listening to her concerns.

Tim Hoffman of Hardwood Drive wished to respond to Mrs. Rowe's comments. He noted that a housing development is planned for next to his property and those new residents will need a facility to use. The current convenience store is a traffic concern and if a new store is what is built on the Keller lot, it may solve some traffic issues around that area.

Chairman Fetter said any land development of the Keller lot or any others would be subject to all Township Ordinances and all plans would be reviewed by all necessary consultants. Jean Rowe asked if she would be able to know when plans are submitted. The Board noted that meeting attendance or minutes of those meetings would be the way to find out that information.

Mike Glant of Heidelberg Avenue asked if rezoning would affect his taxes. The Board said it would not. He asked why properties are being rezoned. Bob Lynn explained that their property and some others on the north side of Route 897 between Schaefferstown and Kleinfeltersville have a portion of land zoned Residential Low Density. They would like to isolate development to the South side of Route 897 and maintain the north side for the predominantly agriculture use it is now.

Katrina Ambron asked if revenue from any development could result in a police officer. The Board is unsure but would evaluate as needed. They noted that any police presence is costly.

Lavern Martin of Schaeffer Road stated that he owns the land to the east side of Keller Motors and is not in favor of changing the zoning of his piece of land from Commercial to Agriculture Transition even though he only farms the land. He purchased the land with the intent of using it in a commercial capacity. The Board noted that it may be difficult to develop that land as commercial based on current DEP regulations for water and sewer. Ted Cromleigh explained

that Planning Commission made that recommendation to eliminate development in rural areas and focus it more in already development areas of the Township. Mr. Martin understood but was still not in favor of the zoning change. The Board said they will take some time to discuss the matter.

Ted Cromleigh explained to the attendees that many of the recommendations made by Planning Commission were based on current uses and future needs as well as to update some items in the Zoning Ordinance that did not exist when the last Zoning Ordinance update was done.

Susan Baxter of Heidelberg Avenue asked if the rezoning was going to affect the lot Landmark purchased for a housing development. Bob Lynn explained that a small section of their land was zoned Residential Low Density while the remaining land was zoned Village Residential. The change of the small section would not affect their plan in any way. She asked when development will take place and the Board noted it will take some time. Matt Crème was in attendance and explained that the Township is legally required to have some land available for development. Since Landmark submitted their preliminary plan prior to any changes being approved, the Township could not stop them from developing the land with a zoning change.

At 7:56 the Board discussed procedures for adopting the Zoning Ordinance with revisions.

At 8:04, the Board closed the hearing. **At this time Bruce Kramer made a motion to adopt Ordinance 163 for Zoning Ordinance and Map revisions excluding the Lavern Martin land on Exhibit 4 portions 1 & 3 (eastern parcels). Ted Cromleigh seconded the motion and the motion carried.**

A review of the meeting minutes from June 9, 2020 was conducted. **A motion was made by Bruce Kramer to approve the Minutes of the meeting of June 9, 2020 and was seconded Ted Cromleigh by. The motion was approved.**

Bills for the Township were submitted and reviewed for payment. **After a brief discussion, Bruce Kramer made a motion to accept the bills as submitted for a total of \$30,862.88 from the Light Fund and General Fund for bills and payroll. Ted Cromleigh seconded the motion and the motion carried.**

Bills for the Sewer account were submitted and reviewed for payment. **After brief discussion, Bruce Kramer made a motion to accept the bills as submitted for a total of \$4,924.00. Chairman Fetter seconded the motion and the motion carried.**

Bills for Water Account were submitted for review and payment. Bruce Kramer asked Justin LaTourette to explain the bill from Martin's Water Conditioning. The control panel replaced was not the issue and a meter will need to be replaced. The repairs will help in the future of the system. **After brief discussion, Bruce Kramer made a motion to accept the bills as submitted for a total of \$13,116.47. Ted Cromleigh seconded the motion and the motion carried.**

Engineer's Report

Bob Lynn presented the Engineer's report.

Brian Roland was in attendance to present the minor stormwater plan for Glenn Burkholder. Mr. Burkholder is adding a barn and the plan will account for a stone parking area added previously. Waiver are requested but are standard with a plan of this size. Ms. Snyder noted that the Letter of Credit is in place. **After brief discussion, Bruce Kramer made a motion to approve the waivers requested for the Glenn Burkholder Minor Stormwater Management plan. Ted Cromleigh seconded the motion**

and the motion carried. Bruce Kramer then made a motion to approve the Stormwater Management and Improvement Guaranty agreements for the Glenn Burkholder plan. Ted Cromleigh seconded the motion and the motion carried. Finally, Bruce Kramer made a motion to approve the Glenn Burkholder Minor Stormwater Plan. Ted Cromleigh seconded the motion and the motion carried.

Blue Lake Builders has requested release of their held escrow for 323 S. Lancaster Avenue stormwater management plan. Bob Lynn stated that inspections were performed and recommends a release of \$7,661.11. The amount of \$4,085.80 will be held for items that remain unfinished. Ted Cromleigh abstained from discussion of the plan. **After brief discussion, Bruce Kramer made a motion to approve the reduction of the Blue Lake Builders escrow in the amount of \$7,661.11. Chairman Fetter seconded the motion and the motion carried.**

Landmark Builders offered a time extension for the Copper Ridge Land Development plan until July 15, 2020. **After brief discussion, Ted Cromleigh made a motion to accept the time extension from Landmark Builders for the Copper Ridge plan until July 15, 2020. Bruce Kramer seconded the motion and the motion carried.**

Shane Hostetter was in attendance to discuss the land disturbance at his property on Old Mill Road. The Board is aware of the concerns and noted that Sean Weik has been watching the activity on the property. They are satisfied with Mr. Weik's updates and urged Mr. Hostetter to continue with his work. Bob Lynn said he will stay in contact with Mr. Weik and will make a site visit soon to verify the work and how it is progressing. If Mr. Hostetter wishes for some guidance, Mr. Lynn can give him direction.

Solicitor's Report

Solicitor Leonard presented the Solicitor's report.

Since the Solicitor's report contained information about the Ordinances and no other items for immediate discussion, Solicitor Leonard had nothing to review this evening. The Board thanked Solicitor Leonard for her hard work.

OLD BUSINESS

There was none.

NEW BUSINESS

Steve Dellinger asked the Board for direction regarding the preparation of a new Zoning Ordinance and Map inclusive of the updates from this evening. The Board said he should prepare the Zoning Ordinance with revisions.

Utility Update

Justin LaTourette was in attendance to represent Select Environmental. They are interested to know if Heidelberg Township is interested in selling the water or sewer systems. The Board noted there are many things going on with the utility systems right now in particular the Copper Ridge Development. The water system would need a cost evaluation and with preparation of a water line extension on Route 501, the value will increase. The Board would need to discuss the matter with professionals and a feasibility study would need to be done.

The Planning Commission minutes from May 2020 were reviewed.

Secretary Report

The Northwest Ambulance Reports from May 2020 were reviewed.

The Lebanon County Tax Collection Committee audit for 2019 was presented for review.

At 8:23, Bruce Kramer made a motion to adjourn, which was seconded by Ted Cromleigh. All were in favor, and the motion carried.

The next meeting of the Heidelberg Township Board of Supervisors will be held on July 14, 2020 at 7:00pm in the Municipal Building., 111 Mill Rd. Schaefferstown, PA 17088.

Minutes recorded by Jennifer Snyder

Secretary