

HEIDELBERG TOWNSHIP PLANNING COMMISSION
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Minutes
January 20, 2020

Planning Commission Members Attendance:

Craig Dieffenbach
Tim Hoffman
Ken Haller
Jedd Erdman
Ted Cromleigh

Others in Attendance:

Robert Lynn, Hanover
Engineering
Steve Dellinger, Hanover
Engineering
Jean Rowe

REORGANIZATION – Motion was made by Cromleigh and second by Haller to make the following appointments:

- **Chairman – Craig Dieffenbach**
- **Vice-Chairman – Tim Hoffman**
- **Secretary – Jedd Erdman**

All in favor, motion carried.

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:04 PM

COMMENT FROM THE PUBLIC

1. **Jean Rowe provided comments on the proposed rezoning of the parcels on the northwest corner of the Route 501 (Stiegel Pike) and Route 897/419 (Heidelberg Avenue) intersection. Rowe requested that the area not be rezoned from Village Residential (VR) to Highway Commercial (HC) as currently proposed in the draft of the Zoning Ordinance amendments. Rowe is concerned about the light glare and noise associated with possible development types the lot may be used for under the HC requirements.**

PLANNING COMMISSION MEETING MINUTES

Motion was made by Cromleigh and second by Haller to approve the minutes of the October 21, 2019, meeting. All in favor, motion carried with Erdman abstaining.

PLANNING MODULES FOR RECOMMENDATION

1. **Copper Ridge Subdivision – (Steckbeck Engineering and Surveying)**
Location – north side of Heidelberg Ave.
Type – Exemption

Motion was made by Cromleigh and second by Erdman to recommend denial of the Sewage Planning Module Exemption and recommended that the applicant provides a properly prepared Sewage Planning Module Component 3. All in favor, motion carried.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS

1. **Copper Ridge Subdivision – (Steckbeck Engineering and Surveying)**
Location – north side of Heidelberg Ave.
Date Submitted – 9/10/2018
Board of Supervisors action required – 1/28/2020
Zoning – VR

The applicant provided a written offer of time extension through March 24, 2020. Planning Commission took no action to recommend that the Board of Supervisors accept or reject the time extension.

2. **Weaver/Horning Lot Add-on Plan – (Trimble Surveying)**
Location – Lost Acre Lane
Date Submitted – 10/15/2019
Board of Supervisors action required – 1/19/2020
Zoning – AT/WHP

The applicant, through their consultant, Trimble Surveying, submitted a letter withdrawing the plan application. Motion was made by Cromleigh and second by Hoffman to recommend acceptance of the plan application withdrawal to the Board of Supervisors. All in favor, motion carried.

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

NONE

SECRETARY'S REPORT

1. Reviewed the Board of Supervisors minutes.
2. Review of the Zoning Officer's report.

OTHER PLAN/PERMIT ACTIVITY

1. **Daniel Fisher – SWM Exemption**
Location – 144 Horse Happy Road
Application – Replace shed

2. **Edwin Sechrist – SWM Exemption**
Location – 104 S. Carpenter Street
Application – New shed

3. **Walter Heisey – SWM Exemption**
Location – 233 S. Carpenter Street
Application – New shed

4. **Jamie and Jennie Wolgemuth – SWM Exemption**
Location – 310 N. Carpenter Street
Application – New shed

5. **Reuben Stoltzfus – SWM Ag Exemption and Regular SWM Exemption**
Location – 210 Valley View Road
Application – Barn addition, storage shed, day cabin and house addition

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

1. **The Planning Commission discussed the JJC, LLC Zoning Hearing Application for outside storage at a parcel located along Michters Road. Planning Commission raised concern that the approval of the request sets a precedent for uses not permitted in the Agricultural District and may allow that any vacant building pad or structure no longer meeting its original intended use would be able to be used for mini warehouse or vehicle storage as a commercial use. Planning Commission directed Engineer Lynn to prepare and forward a letter reflecting the concerns to the Zoning Officer for inclusion in testimony at the hearing.**

2. **Planner Dellinger reviewed Zoning Ordinance text amendments. The Commission recommend the following revisions to the draft text:**
 - a. **Deer Farming – Provide for performance requirements (i.e., fencing, etc.) in all districts in Article 16 as common regulations.**
 - b. **Car Washes – Add 75% recycled water use requirement.**
 - c. **Agritainment**
 - i. **Add provision that no new buildings would be added as part of the “agritainment” use.**
 - ii. **Update provisions to require a defined proportion of farm produced items for sale.**
 - d. **Map revision proposed Ordinance Section 40 and Exhibit 4 should be removed as no change of the boundary between Village Residential and Agricultural Transition District on the affected parcel is recommended.**

ADJOURNMENT

Motion was made by Hoffman and second by Cromleigh to adjourn the Planning Commission meeting at 9:00 pm. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING FEBRUARY 17, AT 7:00 PM

Jedd Erdman, Secretary