

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
Schaefferstown, PA 17088
(717)949-3885 (fax (717) (949-2915 e-mail: htwpbs@comcast.net

Minutes
May 18, 2020

Planning Commission Members Attendance:

Craig Dieffenbach
Tim Hoffman
Ken Haller
Jedd Erdman
Ted Cromleigh

Others in Attendance:

Robert Lynn, Hanover
Engineering
Chad Smith, Steckbeck
Engineering and
Surveying, Inc.
Jon Andrews, McNeese Wallace
Joe Eisenhauer, Landmark
Homes
Phil Krall, Resident
Matt Creme, Nikolaus and
Hohenadel

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:00 PM

COMMENT FROM THE PUBLIC

NONE

PLANNING COMMISSION MEETING MINUTES

Motion was made by Hoffman and second by Haller to approve the minutes of the February 17, 2020, meeting. All in favor, motion carried with Erdman abstaining.

PLANNING MODULES FOR RECOMMENDATION

NONE

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 – 6/25/2020
Zoning – VR

Jon Andrews made presentation to the Planning Commission. During discussion with the applicant and the Planning Commission, the following items were discussed:

- **The plan, as submitted, does not require any waivers/modifications.**
- **At the Planning Commission’s request, the applicant will review the construction of a temporary emergency access for Phase 1. The proposed plan do not call for the secondary access to be constructed until Phase 2.**
- **The access to Hardwood Drive was discussed. Planning Commission recommended that the proposed bollards be lockable or that a gate be constructed. Planning Commission deferred to the Fire Company’s preference. Joe Eisenhower is to reach out to the Fire Company.**
- **The bollards on the emergency access to Road A should also be lockable.**
- **Jon Andrews responded to a Planning Commission inquiry regarding the commencement of earthmoving and infrastructure installation under Preliminary Plan approval. He indicated that the applicant is not likely to commence construction activities until Final Plans are approved as the sale of the lots would help fund the infrastructure costs.**
- **Planning Commission requested a status on the easements and right-of-way acquisition for the Seiverling and Eberly properties. Joe Eisenhower indicated that he is in contact with the property owners.**
- **Planning Commission questioned the proposed homeowners’ maintenance responsibilities for the stormwater management conveyance swales. Planning Commission suggested HOA documents that are a hybrid of standard documents and will have the HOA required to police issues related to swale maintenance. Jon Andrews noted that the proposed planned community documents include the provision that the Township has the right but not the responsibility to enforce the maintenance if the homeowner or HOA fail to.**
- **Planning Commission noted that structures within any easement should be limited to paver patios on grade.**
- **Planning Commission inquired about the need for blasting during construction. The applicant indicated that blasting was not expected to be necessary.**
- **Planning Commission inquired about water supply protection during construction. Engineer Lynn responded that the limitations on construction activity would only be within the portion of the Wellhead Protection Zone on the applicants property and that the water quality of the two wells (nos. 3 and 5) could be monitored during construction and for a period after earthmoving ceases.**
- **Planning Commission indicated that they will require that the water service agreement be executed and in place prior to the Planning Commission’s action on Preliminary Plan conditional approval.**
- **Jon Andrews agreed to remove the Stormwater Management note regarding he duration of the HOA responsibilities.**
- **The applicant was reminded that the Township does not have a “reservation” fee for water services. Reservation of water service requires purchase of the EDU.**

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

- 1. Matthew D. Bicher Major SWM Plan – (Matthew and Hockley Associates)
Location – Prescott Road
Date Submitted – 1/20/2020
Board of Supervisors action required – 5/20/2020
Zoning – RLD**

Motion was made by Hoffman and second by Cromleigh to recommend acceptance of a 90-day time extension through August 18, 2020. All in favor, motion carried.

SECRETARY'S REPORT

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

OTHER PLAN/PERMIT ACTIVITY

- 1. Barry and Donna Burkholder – SWM Exemption
Location – 435 Sheep Hill Road
Application – Remove buildings and construct house addition**
- 2. Gary and Pamela Mace – SWM Exemption
Location – 101 Nancy Drive
Application – Shed**
- 3. John and Lauren Zimmerman – SWM Exemption
Location – 3480 S. 5th Street
Application – Shed**
- 4. Lapp Cemetery – SWM Exemption
Location – 258 Gibble Road
Application – Tool Shed**
- 5. Glendon Horst – SWM Ag Exemption
Location – 255 Millbach Road
Application – Heavy Animal Use Area and Manure Stacking/Storage Area**
- 6. Kyle and Kristy Gettle – Minor SWM
Location – 2053 Heidelberg Avenue
Application – Swimming Pool and Deck**

- 7. Ken and Diane Haller – SWM Ag Exemption**
Location – 225 Carpenter Street
Application – Replacement Poultry Barn

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

NONE

ADJOURNMENT

Motion was made by Hoffman and second by Haller to adjourn the Planning Commission meeting at 7:55 pm. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING JUNE 15, 2020, AT 7:00 PM

Jedd Erdman, Secretary