

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
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Minutes
June 15, 2020

Planning Commission Members Attendance:

Craig Dieffenbach
Tim Hoffman
Ken Haller
Jedd Erdman
Ted Cromleigh

Others in Attendance:

Robert Lynn, Hanover
Engineering
Jon Andrews, McNeese Wallace
Joe Eisenhauer, Landmark
Homes
Matt Creme, Nikolaus and
Hohenadel (via
conference call)

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:05 PM

COMMENT FROM THE PUBLIC

NONE

PLANNING COMMISSION MEETING MINUTES

Motion was made by Haller and second by Hoffman to approve the minutes of the May 18, 2020, meeting. All in favor, motion carried.

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. Primary discussions were related to the review and definition of Preliminary Plan conditions of approval, as follows:

- Hoffman raised concerns about enforcement of violations by homeowners related to encroachments within the defined easements. Atty. Andrews and Atty. Creme both noted that the process is for the Homeowners' Association (HOA) to be the enforcer and the point of contact for complaints and Township involvement. The Township may be involved in enforcement, but the path of enforcement would be through the HOA.
- It was noted that the plan references the Schedule of Construction states work will be commenced in 2020. The applicant recognized the note and will revise it. The applicant further noted that they will not be going to construction under the Preliminary Plan.
- Cromleigh requested that the Covenants should include requirements for sheds, washlines, fire pits, etc.
- Hoffman raised concerns about pushing some of the condition items to Final Plan.
- The applicant was made aware of a PPL plan reference to be corrected.
- The Commission raised concerns about development impacts and protections of the wetlands areas, wellhead and stormwater during construction.
- The Commission raised concern about future property/lot transfers and applicable property conditions and restrictions. Atty. Creme noted that the deeds will be required to reference the Planned Community Conditions and HOA documents.
- Cromleigh asked if any apartments would be ADA accessible. Joe Eisenhauer stated that they (Landmark/Developer) are required to have a percentage of accessibility levels and a percentage of units that need to meet full accessibility requirements. The units may not be accessible at the time of construction, but may be noted as "adaptable" to ADA requirements.
- Dieffenbach asked the status of the water supply agreement. Atty. Creme responded that a good agreement structure is in place.
- Cromleigh requested a condition that the agreement be finalized before the Preliminary Plan conditional approval by the Board of Supervisors. Atty. Creme noted that the agreement would be ready for adoption concurrently with the Preliminary Plan action by the Board of Supervisors.

Motion made by Haller and second by Hoffman to recommend approval of the Copper Ridge Preliminary Plan, subject to the list of conditions dated June 15, 2020 and satisfaction of the comments included in the Hanover Engineering review letter dated June 11, 2020. All in favor, motion carried.

Motion made by Hoffman and second by Erdman to recommend the offered time extension through July 15, 2020. All in favor, motion carried.

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 – 8/18/2020
Zoning – RLD

- 2. Daniel E. Martin Major SWM Plan – (Diehm & Sons)**
Location – S. Market Street
Date Submitted – 5/14/2020
Board of Supervisors action required – 8/18/2020
Zoning – VR

SECRETARY’S REPORT

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

OTHER PLAN/PERMIT ACTIVITY

- 1. David and Suzie Stoltzfus – SWM Ag Exemption**
Location – 517 N. Market Street
Application – Dairy Cattle Exercise Area and Transfer Path

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

NONE

ADJOURNMENT

Motion was made by Haller and second by Erdman to adjourn the Planning Commission meeting at 8:05 pm. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING JULY 20, 2020, AT 7:00 PM

Jedd Erdman, Secretary