

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
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**Minutes
September 20, 2021**

Planning Commission Members Attendance:

**Craig Dieffenbach
Tim Hoffman
Ken Haller
Jedd Erdman
Ted Cromliegh - Absent**

Others in Attendance:

**Robert Lynn, Hanover
Engineering
Robert Gearhart, Matthew and
Hockley Engineering
Jean Rowe
Jay Zimmerman
Joseph Barry
Joshua Barry
Susan Barry
John Barry
Chris Barry
Steve Nolt**

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 Erdman to approve the minutes of the August 16, 2021, 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 Phase 1 Final Plan – (Steckbeck Engineering and Surveying)
Location – north side of Heidelberg Ave.
Date Submitted – 11/30/20**

**Board of Supervisors action required – 9/26/2021
Zoning – VR**

No plan representative was in attendance and no new information has been submitted.

Motion was made by Erdman and second by Hoffman to table the plan. All in favor, motion carried.

2. **Jay and Crystal Zimmerman Minor Subdivision – (Matthew and Hockley)**
Location – 311 Sheephill Road
Date Submitted – 8/3/2021
Board of Supervisors action required – 11/17/2021
Zoning – A

Robert Gearhart presented the revised plan. Planning Commission reviewed the revised plan and discussed the Planning Module Non-building waiver.

After discussion, motion was made by Haller and second by Erdman to recommend conditional approval of the revised plan, subject to resolution of the comments included in the Hanover letter dated September 15, 2021 and the Zoning Officer's comments. All in favor, motion carried.

After discussions on the Planning Module Non-building waiver, motion was made by Haller and Second by Erdman to recommend approval of the Planning Module Non-building waiver, subject to approval by the Lebanon County Planning Department. 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. **Katrina Ambron – SWM Exemption**
Location – 301 N. Lancaster Ave.
Application – Sunroom
2. **Samuel Stoltzfus – SWM Exemption**
Location – 1561 Heidelberg Ave.
Application – Driveway (DENIED)

3. **Jeffrey Morgan – SWM Exemption**
Location – 1118 Heidelberg Ave.
Application – Mud Room and Porch
4. **John and Heidi Dietz – SWM Exemption**
Location – 113 S. Market St.
Application – Garage Replacement
5. **Carl Just – SWM Exemption**
Location – 261 Canaan Grove Rd.
Application – Garage Addition
6. **Donald Lee – SWM Exemption**
Location – 105 Gibble Rd.
Application – Shed

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

1. **Barry Properties – John Barry and Robert Gearhart presented several proposed projects at various locations including the following:**
 - a. **Homestead flag lot subdivision along Obie Road – Discussion included direction that no 50’ wide improved right-of-way is proposed or required for the lot. The lot will be a flag lot of 2 acres in size.**
 - b. **Distillery and Old Mill Roads – A portion of the main farm (approx.. 3 acres) is located on the northwest corner of Distillery and Old Mill Roads. The issue is whether or not to subdivide just 2 acres for a family member to build on or to try to clean up the intersection and make one larger lot on the northwest corner of the intersection and add the small section on the northeast corner of the intersection to the adjacent Walmer property. The Planning Commission recommended only pursuing the 2-acre lot and possibly the lot add-on, at this time.**
 - c. **Spring Haven Road – John Barry would like to add approximately 4 acres from adjacent family owned farm to his existing approximately 6-acre lot/residence to put the residence parcel in Clean and Green. Initial discussion suggested that the minimum 25-acre farm lot in the Agricultural (A) zoning district; however, the Zoning Officer has determined that a variance may not be necessary as the resultant lot would be more conforming than the current lot. The Zoning Officer’s decision would stand unless the decision is appealed to the Zoning Hearing Board by either the Township or an impacted adjacent property owner.**
 - d. **New Storage Units on Michters Road – A sketch was presented showing the construction of additional self-storage units south of the existing units. The use would be non-conforming. The applicant reference a previous zoning**

hearing board decision allowing the construction of “warehousing” on the site; however, the Planning Commission and Engineer Lynn pointed out that the previous decision allowed for the use on existing pads from the former distillery. The applicant was reminded that previously deferred road improvements would be required. The use will need Zoning Hearing Board approval.

ADJOURNMENT

Motion was made by Hoffman and second by Haller to adjourn the Planning Commission meeting at 8:10 pm. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING OCTOBER 18, 2021, AT 7:00 PM

Jedd Erdman, Secretary