

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
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**Minutes
October 18, 2021**

Planning Commission Members Attendance:
Craig Dieffenbach
Tim Hoffman
Ken Haller - Absent
Jedd Erdman
Ted Cromliegh

Others in Attendance:
Robert Lynn, Hanover
Engineering
Jean Rowe, Resident
Tom Matteson, Diehm & Sons

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

COMMENT FROM THE PUBLIC

1. Jean Rowe asked if the Planning Commission would consider a light ordinance to address nuisance lighting. After a brief discussion, the Planning Commission suggested that Ms. Rowe provides ordinance samples to the Planning Commission for review and consideration.

PLANNING COMMISSION MEETING MINUTES

Motion was made by Hoffman and second by Erdman to approve the minutes of the September 20, 2021, meeting. All in favor, motion carried with Cromleigh abstaining.

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 – 12/28/2021
Zoning – VR

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

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

2. LCM Investments Minor Subdivision/Lot Add-on – (Diehm & Sons)
Location – southeast corner of Stiegel Pike and Locust St.
Date Submitted – 10/8/2021
Board of Supervisors action required – 1/16/2022
Zoning – I

Tom Matteson of Diehm & Sons presented plan.

The Planning Commission questioned the depth of the lot and whether or not there would be enough buildable area. Engineer Lynn and Mr. Matteson pointed out that the Zoning Ordinance revision of 2020 reduced the building setback requirements which significantly expanded the buildable area on the proposed lot.

Engineer Lynn also pointed out that no Sewage Planning is required for the lot as the former Weik tract included in the Lot Add-on is already served by public sewer.

After brief discussion, a motion to approve modification of Section 402.C(5) – Plan Scale from maximum of 1"=50' to 1"=100' made by Hoffman and second by Erdman. All in favor, motion carried with Cromleigh abstaining.

Motion to recommend conditional approval subject to satisfaction of the comments included in the Hanover letter dated October 13, 2021. Motion made by Erdman and second by Hoffman. All in favor, motion carried with Cromleigh abstaining.

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. Katherine Smith/Dave Miller – SWM Exemption
Location – 105 Distillery Rd.
Application – Garage, Propane Tank Pad and Generator Pad

2. **David and Ella Musser – SWM Exemption**
Location – 116 Fawn Hollow Rd.
Application – Gazebo

3. **Donald and Carol Rabold – SWM Exemption**
Location – 645 Wedgewood Dr.
Application – House Addition

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

NONE

ADJOURNMENT

Motion was made by Cromleigh and second by Erdman to adjourn the Planning Commission meeting at 7:50 pm. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING NOVEMBER 15, 2021, AT 7:00 PM

Jedd Erdman, Secretary