

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  
September 19, 2022**

**Planning Commission Members Attendance:**  
**Craig Dieffenbach**  
**Tim Hoffman**  
**Ken Haller**  
**Jedd Erdman**  
**Ted Cromleigh – Absent/Excused**

**Others in Attendance:**  
**Robert Lynn, Hanover**  
**Engineering**  
**Bob Gearhart, Matthew and**  
**Hockley**  
**Joshua Wagner, Chrisland**  
**Engineering**

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

**AGENDA**

No agenda additions. Motion was made by Erdman and Second by Haller to approve the agenda. All in favor, motion carried.

**COMMENT FROM THE PUBLIC**

None

**PLANNING COMMISSION MEETING MINUTES**

Motion was made by Haller and second by Erdman to approve the minutes of the May 16, 2022, 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 – 12/23/2022  
Zoning – VR**

Engineer Lynn reported no activity. Motion was made by Erdman and second by Haller to table the plan. All in favor, motion carried.

2. **Rutter/Swanger Lot Add-on Plan – (Matthew and Hockley)**  
Location – northwest corner of Canaan Grove Rd. and Sheep Hill Rd.  
Date Submitted – 6/10/22  
Board of Supervisors action required – 10/8/22  
Zoning – RLD

Bob Gearhart explained to the Planning Commission that the plan is awaiting review and approval of lot size at the September 28, 2022, Zoning Hearing.

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

3. **Barry Subdivision – Obie Road – (Matthew and Hockley)**  
Location – south side of Obie Rd west of Century Ln.  
Date Submitted – 8/4/22  
Board of Supervisors action required – 12/2/22  
Zoning – A and AT

Bob Gearhart presented the plan to the Planning Commission. No questions were comments were raised by the Commission members.

Motion was made by Hoffman and second by Erdman to recommend plan approval to the Board of Supervisors, subject to satisfaction of the comments in the Hanover Engineering letter dated September 15, 2022. All in favor, motion carried.

4. **Nelson and Rhoda Lied Major SWM Plan – (Chrisland Engineering)**  
Location – south side of S. 5<sup>th</sup> Ave. west of Juliada Dr. (2427 S. 5<sup>th</sup> Ave.)  
Date Submitted – 5/9/22  
Board of Supervisors action required – 11/12/22  
Zoning – RLD

Joshua Wagner of Chrisland Engineering presented the plan and requested modifications. Minor comments regarding the proposed use of the new building and the status of the business building were discussed.

Motion was made by Haller and second by Erdman to approve the following modifications:

- a. **Section 303.A(8) – All structures passing through basin embankments shall have properly spaced concrete cutoff collars and all piping must be watertight.**

- b. **Section 303.B** – Minimum floor elevations for all structures that would be affected by a basin, other temporary impoundments, or open conveyance systems where ponding may occur shall be two feet (2') above the 100-year water surface.

All in favor, motion carried.

Motion was made by Erdman and second by Haller to recommend plan approval to the Board of Supervisors, subject to satisfaction of the comments in the Hanover Engineering letter dated September 14, 2022. All in favor, motion carried.

#### **ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING**

1. **Barry Subdivision – Distillery Road – (Matthew and Hockley)**  
Location – northwest corner of Distillery Rd. and Old Mill Rd.  
Date Submitted – 8/8/22  
Board of Supervisors action required – 12/6/22  
Zoning – A and AT
2. **Cherie Kay Signs – (Diehm & Sons)**  
Location – west side of Locust St. north of Oak St.  
Date Submitted – 6/8/22  
Board of Supervisors action required – 10/6/22  
Zoning – I

#### **SECRETARY'S REPORT**

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

#### **OTHER PLAN/PERMIT ACTIVITY – For Information Only**

1. **Galen and Martha Hoover – SWM Exemption**  
Location – 166 Michters Rd.  
Application – New Deck

#### **ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS**

None

**ADJOURNMENT**

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

**NEXT PLANNING COMMISSION MEETING OCTOBER 17, 2022, AT 7:00 PM**

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**Jedd Erdman, Secretary**