

HEIDELBERG TOWNSHIP PLANNING COMMISSION
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Minutes
January 16, 2023

Planning Commission Members Attendance:

Craig Dieffenbach
Tim Hoffman
Ken Haller - Absent
Jedd Erdman
Ted Cromleigh

Others in Attendance:

Robert Lynn, Hanover
Engineering
Chad Smith, Steckbeck
Engineering and
Surveying, Inc.
Russ Frantz, Matthew and
Hockley/Chrisland
Nate Weaver, Isaac Sweeney
and Patrick Dennis, all of
Landmark Homes

REORGANIZATION

- 1. Chairman – Engineer/Recording Secretary Lynn called for nomination of Planning Commission Chairman - Motion was made by Cromleigh and second by Erdman to elect Craig Dieffenbach as Planning Commission Chairman for 2023. All in favor, motion carried.**
- 2. Dieffenbach called for nomination of Planning Commission Vice Chairman – Motion was made by Erdman and second by Dieffenbach to elect Tim Hoffman as Planning Commission Vice-chairman. All in favor, motion carried.**
- 3. Dieffenbach called for nomination of Planning Commission Secretary – Motion was made by Dieffenbach and second by Hoffman to elect Ken Haller as Planning Commission Secretary. All in favor, motion carried.**

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:03 PM

AGENDA

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

COMMENT FROM THE PUBLIC

None

PLANNING COMMISSION MEETING MINUTES

Motion was made by Hoffman and second by Erdman to approve the minutes of the November 17, 2022, meeting. All in favor, motion carried.

PLANNING MODULES FOR RECOMMENDATION

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

Russ Frantz of Matthew and Hockley/Chrisland Engineering presented the sewage planning module. After a brief discussion, the applicant was directed to include notation on a recorded plan or within a recorded document regarding the results of the hydrogeologic study as part of the project.

Motion was made by Cromliegh and second by Hoffman to recommend approval of the Planning Module with Cromliegh authorized to sign the document. All in favor, motion carried.

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 – 04/25/23
Zoning – VR

Chad Smith of SESI presented an update on the project status, including:

- SESI is continuing work on the permitting and development of Well 8. The need for Township signatures for the permit application(s) is anticipated in February 2023.

- Sewer and Water reservations/EDUs will be needed for the first phase. The sewer and water EDUs will be purchased in accordance with the agreement recorded as part of the Preliminary Plan approval.
- The emergency access will be installed as part of Phase 1.
- The first building permits will be for the townhouse portion of Phase 1.
- Commissioner Cromleigh noted that recreation fees needed to be paid prior to release of the Final Plan for recording.

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

2. 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 – 3/6/23
Zoning – A and AT

Russ Frantz presented the plan. There was a brief discussion regarding the hydrogeologic study results and limitation on new impervious areas related to future accessory uses.

Motion was made by Cromleigh and second by Hoffman to recommend approval of modifications related to Subdivision and Land Development Ordinance Section 402.C.5 regarding plan scale and Sections 510.B and 510.F regarding right-of-way and roadway improvements. All in favor, motion carried.

Motion was made by Erdman and Second by Cromleigh to recommend plan approval to the Board of Supervisors. All in favor, motion carried.

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

1. 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 – 4/26/23
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. Joseph and Becky Coleman – SWM Exemption**
Location – 12 Morgan Drive
Application – New Patio

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

None

ADJOURNMENT

Motion was made by Hoffman and second by Cromleigh to adjourn the Planning Commission meeting at 7:47 pm. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING JANUARY 16, 2023, AT 7:00 PM

Jedd Erdman, Secretary