

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
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Minutes
February 20, 2023

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

Others in Attendance:
Robert Lynn, Hanover
Engineering
Bert Nye, Nye Consulting
Schaefferstown Mennonite
School Representatives

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

1. Schaefferstown Mennonite School, represented by Bert Nye of Nye Consulting, presented a plan to construct an industrial arts/trades classroom building over the existing tennis courts along Oak Street. The presentation stated that the building is not being constructed to accommodate new students and is intended to serve existing students, only. The proposed building will 40' X 60' and will be accessed via existing access from Oak Street. Commissioner Cromleigh asked what trades will be taught. The applicant stated some of the trades will include welding, small engine repair and electrical. No woodworking is proposed, so no dust collection system would be required. The Planning Commission still had concerns regarding the noise and odor associated with the use. It was also noted that the school use is required to be setback 100 feet from residential uses and zoning districts and the use would likely require a variance. Screening of the use was also discussed. Overall, the Planning Commission believes the proposed use would be good for the school students and is supportive of the use with provisions to address the zoning concerns.
2. The consultant for Michael Martin's proposed duplex subdivision at 226 Millbach Road requested to be on the agenda; however, no one attended the

meeting for presentation of the plan. Engineer Lynn briefly reviewed the plan with the Planning Commission. There are several concerns with access to the proposed lots and the treatment of the spring and wetland areas on the property.

PLANNING COMMISSION MEETING MINUTES

Motion was made by Cromleigh and second by Hoffman to approve the minutes of the January 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 – 04/25/23
Zoning – VR

No representatives were in attendance. Engineer Lynn stated that the plan will likely be on the March 20, 2023, meeting for review and recommendation.

Motion was made by Hoffman and second by Cromleigh to table the plan. 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. Jonas Zook – High Tunnel/SWM Exemption
Location – 715 N. Market St.
Application – Hoop Structure/High Tunnel Expansion**

- 2. Ben Martin –SWM Exemption
Location – 141 Weidman Rd.
Application – House Addition**

- 3. David and Rhonda Martin –SWM Exemption
Location – 433 Sheep Hill Rd.
Application – Demolish Existing House and Construct New House**

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

None

ADJOURNMENT

Motion was made by Cromleigh and second by Hoffman to adjourn the Planning Commission meeting at 8:02 pm. All in favor, motion carried.

**NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR MARCH 20, 2023,
AT 7:00 PM**

Timothy Hoffman, Vice-Chairman