

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
March 20, 2023**

Planning Commission Members Attendance:

**Craig Dieffenbach
Tim Hoffman
Ken Haller
Jedd Erdman
Ted Cromleigh**

Others in Attendance:

**Robert Lynn, Hanover
Engineering
Chad Smith, Steckbeck
Engineering and
Surveying, Inc.
Isaac Sweeney and Patrick
Dennis, Landmark
Homes
Matthew J. Creme, Special
Township Counsel**

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:01 PM

AGENDA

No agenda additions. Motion was made by Haller 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 Cromleigh to approve the minutes of the February 20, 2022, meeting. All in favor, motion carried with Haller and Erdman 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 – 04/25/23
Zoning – VR**

Chad Smith of Steckbeck Engineering and Surveying, Inc., reviewed the status of the plan and requested recommendation of conditional approval. Planning Commission Members presented several inquiries including:

- 1. Maintenance and ownership of “Storm Tank” structures – Applicant indicated Homeowners’ Association will be responsible.**
- 2. Status of stormwater facilities maintenance and inspection requirements and agreements – Special Counsel Creme indicated that he is in contact with applicant’s counsel on draft agreements.**
- 3. Street dedications – Planning Commission requested that a note be placed on the plan and condition included in the Developer’s Agreement that the streets within the development are not to be dedicated to the Township – Applicant will provide the requested notation on the plan and include the requirement in the agreement.**
- 4. Planning Commission requested that each deed includes an exhibit showing the extent of any swale included on the lot and that a note be added to the plan regarding the maintenance and ownership of the swales – Applicant will provide exhibits to Township Engineer for review.**
- 5. The applicant shall verify with the Township Engineer that all the necessary easements and/or rights-of-way have been secured or indemnification by PennDOT has been provided or applicant’s indemnification of PennDOT have been secured – Applicant has secured most of the easements and right-of-way and is working with PennDOT on remaining acquisitions/indemnifications.**
- 6. Planning Commission requested that fencing be provided along the top of any walls of 30”, or greater, in height – Applicant noted requirement.**
- 7. Planning Commission requested alternative ground cover be provided for areas where Crown Vetch or Birds Foot is proposed. – Applicant will research alternatives.**

Applicant was also reminded that all water reservation, recreation and outstanding plan review/legal fee reimbursements need to be paid prior to plan action and release of plans for recording.

Motion was made by Cromleigh and second by Erdman 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. **David and Suzie Stoltzfus – SWM Ag Exemption**
Location – 517A N. Market St.
Application – Hoop Structure/High Tunnel Expansion
2. **Jay Zimmerman –SWM Exemption**
Location – 2 Moonstown Rd.
Application – Shed Replacement
3. **Robbie Mondichak –SWM Exemption**
Location – 612 N. Market St.
Application – Pole Barn

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

None

ADJOURNMENT

Motion was made by Erdman and second by Cromleigh to adjourn the Planning Commission meeting at 8:35 pm. All in favor, motion carried.

**NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR APRIL 17, 2023,
AT 7:00 PM**

Jedd Erdman, Secretary