

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  
May 15, 2023**

**Planning Commission Members Attendance:**

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

**Others in Attendance:**

**Robert Lynn, Hanover  
Engineering  
Bernadette Hohenadel, Special  
Township Counsel  
Chad Smith, Steckbeck  
Engineering and  
Surveying, Inc.  
Tyler Eshelman, Cliff Weaver  
and Patrick Dennis,  
Landmark Homes  
David Mease, Diehm & Sons  
Eli Groff  
Troy Herschberger  
Cherie Herschberger**

**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 Hoffman 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 Haller to approve the minutes of the April 17, 2023, 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 – 5/23/22  
Zoning – A and AT**

**Motion was made by Erdman and second by Haller to table action on the Planning Module. All in favor, motion carried.**

- 2. Gideon and Arie Fisher – (Diehm & Sons)  
Location – North side of Horst Rd. east of Stiegel Pk.  
Date Submitted – 3/1/2023  
Board of Supervisors action required – 6/18/2023  
Zoning – A**

**Motion was made by Hoffman and second by Erdman to recommend Planning Module approval to the Board of Supervisors and to authorize Haller to execute the Planning Module. 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 – 06/27/23  
Zoning – VR**

**Chad Smith of Steckbeck Engineering and Surveying, Inc., and Tyler Eshelman, Landmark in-house counsel, presented a plan summary. The following items were presented and discussed with the Planning Commission:**

- 1. The development will be a planned community with each single-family home and each townhouse being considered a unit within the community. It was noted that the single-family homes and lots would be individually owned and townhouses would be a Planned Community Association with townhouses individually owned and common areas owned by the Planned Community Association.**
- 2. Decks and patios will not be constructed as parts of the initial structures. The association must approve any structure subordinate to the primary structures, including, but not limited to, decks, patios, sheds, etc.**

3. Applicant has provided plan note on plan cover sheet stating that the streets will not ever be dedicated to the Township.
4. All building permit plans will be required to include a grading plan which will be reviewed by Township Engineer to confirm correct tie-in to grading in order to guarantee that associated drainage and drainage facilities will be in accordance with the approved plan.
5. Planning Commission agreed that proposed “rope fence” adequately addresses their concern regarding delineation and protection of wetland areas.
6. Planning Commission noted that the Township is to be provided with the name and contact information for the proposed association’s inspector for long-term maintenance and ownership of stormwater management facilities.
7. Planning Commission reminded applicant that all fees and utilities reservations/payments are needed prior to Final Plan approval by the Board of Supervisors.

Motion was made by Hoffman and second by Erdman to recommend Copper Ridge Phase 1 Final Plan approval to the Board of Supervisors, subject to satisfaction of the comments included in the Hanover Engineering letter dated March 16, 2023, and, further subject to Planning Commission comments and directions from previous meetings and as noted herein. 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 – 5/23/22  
Zoning – A and AT

Motion was made by Erdman and second by Haller to table action on the Plan. All in favor, motion carried.

3. 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 – 10/25/23  
Zoning – I

David Mease of Diehm & Sons presented the plan and requests for modifications. There was a brief discussion regarding the operations of the proposed facility, number of employees and expected truck traffic.

Motions was made by Erdman and second by Haller to recommend requested modification of Stormwater Management Ordinance Sections 301.H.1.b and 301.H.2 regarding stormwater management facilities in or near sinkholes or closed depressions subject to the applicant providing notes and details on the plans regarding sinkhole remediation procedures. All in favor, motion carried with Cromleigh abstaining.

**Motion was made by Erdman and second by Haller to recommend requested modification of Stormwater Management Ordinance Sections 302.C, 302.D, 307.G and 307.H.4 regarding groundwater recharge and water quality. All in favor, motion carried with Cromleigh abstaining.**

**Motion was made by Erdman and second by Hoffman to recommend requested modification of Stormwater Management Ordinance Section 302.A.2 regarding reduction of basin berm width from 8' to 5' and Section 303.A.6 regarding increase of basin stormwater dewatering time from 24 hours to 35 hours. All in favor, motion carried with Cromleigh abstaining.**

**Motion was made by Erdman and second by Haller to recommend requested modification of Stormwater Management Ordinance Section 304.G regarding storm drainage pipe construction/installation to allow storm drainage conveyance pipes/roof leaders to include tees and wyes, subject to appropriately placed cleanouts. All in favor, motion carried with Cromleigh abstaining.**

**Motion was made by Erdman and second by Haller to recommend requested modification of Stormwater Management Ordinance Section 306.E.12 regarding minimum orifice diameter to allow the minimum basin outlet structure orifice to be reduced from 1" to 7/8". All in favor, motion carried with Cromleigh abstaining.**

**Motion was made by Erdman and second by Hoffman to recommend deferral of Subdivision and Land Development Ordinance Section 406.A.2 until the project is fully operational and only if traffic concerns are defined as a result of the development. All in favor, motion carried with Cromleigh abstaining.**

**Motion was made by Erdman and second by Haller to recommend plan approval to the Board of Supervisors subject to the comments included in the Hanover Engineering letter dated May 10, 2023 and stated conditions of waivers/modifications/deferrals recommended herein. All in favor, motion carried with Cromleigh abstaining.**

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

- 1. Gideon and Arie Fisher – (Diehm & Sons)  
Location – north side of Horst Rd. east of Stiegel Pk.  
Date Submitted – 3/1/23  
Board of Supervisors action required – 6/18/23  
Zoning – I**
  
- 2. Lebanon Produce Expansion – (Diehm & Sons)  
Location – north side of Reistville Rd. east of Ramona Rd.  
Date Submitted 3/31/2023  
Board of Supervisors action required – 7/16/23  
Zoning – A**

3. **114, 117 and 120 Canaan Grove Rd. (Powell, Stoltzfus and Hurst) – (Steckbeck Engineering and Surveying)**  
**Location – North side of Horst Rd. east of Stiegel Pk.**  
**Date Submitted – 3/1/2023**  
**Board of Supervisors action required – 6/18/2023**  
**Zoning – A**

### **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. **E. Lavern Martin – SWM Ag Exemption**  
**Location – 972 Schaeffer Rd.**  
**Application – Truck Scale**
2. **Paul Schnettler/Ostrich Hill Farms –SWM Exemption**  
**Location – 157 Horse Happy Rd.**  
**Application – Pavilion**
3. **Troy and Kris Thomas –SWM Exemption**  
**Location – 201 N. Market St.**  
**Application – Shed**

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

None

### **ADJOURNMENT**

**Motion was made by Haller and second by Cromleigh to adjourn the Planning Commission meeting at 8:45 pm. All in favor, motion carried.**

**NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR JUNE 19, 2023,  
AT 7:00 PM**

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**Ken Haller, Secretary**