

HEIDELBERG TOWNSHIP PLANNING COMMISSION
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Minutes
October 16, 2023

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

Others in Attendance:
Robert Lynn, Hanover
Engineering
Russ Frantz, Matthew &
Hockley
Jean Rowe, Resident

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:02 PM

AGENDA

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

COMMENT FROM THE PUBLIC

Jean Rowe was in attendance and asked the following of the Planning Commission:

- Are any of the Planning Commission members aware of any development activities on the Keller lot along the north side of Heidelberg Ave. at the intersection with S. 5th Ave. and Schaeffer Rd.? Engineer Lynn stated that the Township has not received any recent information on the property and the potential for development.
- Why were there traffic counters out on S. 5th Ave., Shaeffer Rd. and Heidelberg Ave.? No one was aware what the counters were/are for.
- Ms. Rowe asked that the Township/PC consider adopting a light ordinance.
- Ms. Rowe asked that the PC minutes be available to the public in a more timely manner. Commission Member and Township Supervisor Cromleigh noted that the minutes are not made public until approved by the Planning Commission. He also noted that he would check with Township staff to see if the minutes could be posted online a little sooner after they are approved.

PLANNING COMMISSION MEETING MINUTES

Motion was made by Erdman and second by Haller to approve the minutes of the June 19, 2023, meeting. All in favor, motion carried.

PLANNING MODULES FOR RECOMMENDATION

NONE

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS

1. Nate and Meg Schickling – (Chrisland)
Location – East side of Sunnyside Rd. north of SpringHaven Rd.
Date Submitted – 7/5/2023
Board of Supervisors action required – 11/2/2023
Zoning – AT

Russ Frantz of Matthew and Hockley presented the plan to the Planning Commission. There was no discussion on the plan. Motion was made by Erdman and second by Cromleigh to recommend conditional approval of the plan, subject to satisfaction of the comments included in the Hanover Engineering review letter dated October 13, 2023 and noting that all the comments in the Hanover letter will be addressed before the Plan is presented to the Board of Supervisors for action. All in favor, motion carried.

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

2. Family Treasures Wholesale – (Diehm & Sons)
Location – Southeast corner of Stiegel Pk. and Locust St.
Date Submitted – 3/23/2023
Board of Supervisors action required – 1/23/2024
Zoning – LI
3. Leon H. and Lois G. Kline Subdivision – (DH Enterprises)
Location – East side of Stiegel Pk. north of Sinclair Rd. intersection
Date Submitted – 5/16/2023
Board of Supervisors action required – 12/19/2023
Zoning – A and HC

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

NONE

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

Engineer Lynn presented the draft revised stormwater management and earth disturbance ordinance to the Planning Commission. The specific areas of revision and update were reviewed and discussed with minor comments from the Commission members. Lynn noted that the draft will be presented to the Board of Supervisors for additional review and comments. Once the supervisors comments are received, a final draft will be prepared for review and subsequent adoption.

The significant changes to the ordinance include provisions for "Small Project" stormwater management plans that allow the property owners to complete an application for a stormwater management plan for impervious areas of less than 1,500 square feet. The small project application does not require that the plan needs to be prepared by a design professional, saving the applicant time and money. It was also noted that the small project option can be used separately or in conjunction with the current 1,000 square feet permit exemption currently available to property owners.

ADJOURNMENT

Motion was made by Cromleigh and second Erdman to adjourn the Planning Commission meeting at 8:50 pm. All in favor, motion carried.

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



Ken Haller, Secretary