

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  
December 18, 2023**

**Planning Commission Members Attendance:**

**Craig Dieffenbach  
Tim Hoffman  
Ken Haller  
Jedd Erdman – Absent  
Ted Cromleigh – Arrived late**

**Others in Attendance:**

**Jennifer Prunoske and Robert  
Lynn, Hanover  
Engineering  
Josh Weaber, Chrisland  
Engineering  
Harry Sanders, Sheep Hill  
Road Resident**

**CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:05 PM**

**AGENDA**

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

**COMMENT FROM THE PUBLIC**

**1. Holzman Sketch Plan – Heidelberg Ave. and McQuate Rd.**

**Josh Weaber of Chrisland Engineering was in attendance to discuss the sketch plan of possible subdivision of the Holzman property. The following was discussed:**

- a. Planning Commission does not support the subdivision of flag lots. The applicant would need to justify a non-financial hardship to justify the flag lots.**
- b. Planning Commission expressed concern about the locations of the driveways with regard to the curve in Heidelberg Ave. and the limited distance from the proposed McQuate Rd. driveways and the intersection of Heidelberg Ave. and McQuate Rd.**
- c. Planning Commission expressed concern regarding a single stormwater management facility, noting that each lot should be served by an individual stormwater management facility.**
- d. Planning Commission noted that the plan does not meet off-street parking requirements of three (3) spaces per unit as only two (2) spaces per unit are shown on the sketch plan.**

- e. **Planning Commission expressed concern regarding the separation between the proposed houses and the sewer pumping station with regard to odor complaints and maintaining the integrity of the pumping station access and any existing easements.**
- f. **Planning Commission noted that the area has a high water table and the local groundwater is not soft.**
- g. **Planning Commission noted that the plan would need to address and overflow from the adjacent pond.**

### **PLANNING COMMISSION MEETING MINUTES**

**Motion was made by Haller and second by Hoffman to approve the minutes of the October 16, 2023, meeting. All in favor, motion carried.**

### **PLANNING MODULES FOR RECOMMENDATION**

- 1. **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 – 2/27/2024 (12/13/23 time extension)  
Zoning – A and HC**

**Engineer Prunoske reported that the applicant’s consultant, Michael Hartman of DH Enterprises, indicated that they are waiting on the completion of the hydrogeologic study/report and, as such, no action is required.**

### **ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS**

- 1. **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 – 2/27/2024  
Zoning – A and HC**

**Engineer Prunoske reported that the applicant is still working through Planning Module processing and is not ready for action.**

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

- 2. **Michael D., ETAL, and Grace L. Martin – (SESI, Inc.)  
Location – 226 Millbach Rd.  
Date Submitted – 7/31/2023  
Board of Supervisors action required – 1/26/2024  
Zoning – VR**

**Engineer Prunoske noted that PennDOT has informed the applicant that separate driveways for the two new lots will not be approved unless the lots are approved and recorded separately. Prunoske also reported that the applicant is still addressing the comments in the Hanover letter dated November 28, 2023; therefore the plan is not ready for action.**

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

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

- 1. 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**

#### **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. Austin Horst – SWM Ag Exemption  
Location – 249 Millbach Rd.  
Application – Implement Shed**
- 2. Harold Harnish and Kenneth Willis –SWM Exemption  
Location – 34 Rhine Rd.  
Application – Greenhouse**
- 3. Jared and Heidi Zimmerman –SWM Ag Exemption  
Location – 201 N. Market St.  
Application – Pole Building**
- 4. Joel and Karen Heisey –SWM Exemption  
Location – 222 Old Mill Rd.  
Application – Commodity Shed**

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

**Engineer Prunoske presented the most recent draft of the stormwater management and earth disturbance ordinance to the Planning Commission. The presentation and discussion focused on the items that required preference input from the Planning Commission.**

**ADJOURNMENT**

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

**NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR JANUARY 15, 2024, AT 7:00 PM**

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**Ken Haller, Secretary**