

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 18, 2024**

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

**Others in Attendance:**  
**Robert Lynn, Hanover**  
**Engineering**  
**Tom Matteson, Diehm & Sons**  
**Joel Raber, Family Wholesale**  
**Treasures**  
**Alex Kinsey, Steckbeck**  
**Engineering and**  
**Surveying**  
**Michael Martin, Developer**  
**Jean Rowe, Resident**

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

**AGENDA**

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

**COMMENT FROM THE PUBLIC**

1. Resident Jean Rowe requested an update regarding a dog ordinance. Cromleigh responded that the Township is working to update the current ordinance regarding dog control and waste clean-up. Rowe also requested an updated regarding the Keller property on the northwest corner of Rt. 501 and Rt. 897 (Stiegel Pike and Heidelberg Avenue). Commission members responded that the Township has not received any information regarding development of the tract or the status of any potential sale.

**PLANNING COMMISSION MEETING MINUTES**

Motion was made by Cromleigh and second by Erdman to approve the minutes of the February 19, 2024, 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 Lynn reported that the applicant’s consultant, Michael Hartman of DH Enterprises, indicated that they are working on the Planning Module, but have not yet completed it 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 Lynn reported that the applicant is still working through Planning Module processing and is not ready for action.

- 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**

Cromleigh noted that he had a conflict of interest with the plan and is only participating out of necessity for a quorum.

Tom Matteson of Diehm & Sons and Joel Raber of Family Treasures Wholesale presented the plan. The Planning Commission offered the following questions and comments:

- 1. Will the site accommodate tractor trailer movements? Hoffman presented concerns that the trucks would not be able to maneuver easily to the loading dock without backing up “blindly”. Matteson assured the Commission that the turning movements model allows for adequate maneuverability.**
- 2. How many trucks are expected daily? Raber indicated that they expect 2 tractor trailers per day along with several straight-body delivery trucks (UPS, FedEx, etc.).**
- 3. What are hours of operation? Raber indicated that operations are daytime only from 8AM to 5PM.**

4. It was noted that employees, daily straight-body deliveries and vendors/visitors enter through the main entrance, only, from Locust Street. Only bulk trailer deliveries are made at the rear of the building off of Rt. 501.
5. Concern was raised about fire suppression and fire apparatus accessibility to the full perimeter of the building.
6. Applicant requested that the plan be tabled pending review and comment from Fire Chief Nelson Leid.

Motion to table the plan was made by Hoffman and second by Erdman. All in favor, with Cromleigh voting by necessity, motion carried.

3. 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

Applicant's consultant, Alex Kinzey of Steckbeck Engineering and Surveying, Inc., presented the plan with the applicant. All Planning Commission comments from the February 19 meeting were satisfactorily addressed.

Motion to recommend plan approval to the Board of Supervisors was made by Erdman and second by Hoffman. All in favor, motion carried.

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

1. Dustyn and Lori Ann Miller Major SWM Plan – (D.H. Enterprises)  
Location – West side of Distillery Rd. across from Keller Airport  
Date Submitted – 12/15/2023  
Board of Supervisors action required – 3/17/2024  
Zoning – AT
2. Erik Oxenreider/Thomas Ulrich Lot Add-on Plan – (Matthew and Hockley)  
Location – East side of Weidman Road north of Sheep Hill Rd.  
Date Submitted – December 28, 2023  
Board of Supervisors action required – 5/2/2024  
Zoning – AT/WHP-3

#### **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. Nathan and Janet Hoover – SWM Exemption  
Location – 126 Michters Rd.  
Application – Shed**

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

- 1. Planning Commission tabled discussion on the updated Stormwater Management and Earth Disturbance Ordinance as two members were absent from the meeting.**

**ADJOURNMENT**

**Motion was made by Cromleigh and second by Erdman to adjourn the Planning Commission meeting at 8:05 pm. All in favor, motion carried.**

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

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**Ken Haller, Secretary**