

HEIDELBERG TOWNSHIP PLANNING COMMISSION
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Minutes
April 15, 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
Michael Hartman, DH
Enterprises
Russ Frantz, Matthew and
Hockley
Jean Rowe, Resident
Marshall Kramer, Parks and
Recreation Commission

Board of Supervisors Members Attendance:

Paul Fetter
Steve Martin
Ted Cromleigh

CALL TO ORDER – Meeting was called to order by Hoffman 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

- 1. Marshall Kramer of the Park and Recreation Commission addressed the Planning Commission with regard to sidewalks and community access planning and regulations on future land development projects. Topics within the presentation/discussion included:**
 - Collaboration on the expansion of the trail**
 - Community planning with regard to linear feature access**
 - Safety features**
 - Required developer funded improvements**
 - Officially naming the trail as the Schaefferstown Recreation Trail**

Engineer Lynn also provided an update on the DCED Greenways Transportation Grant for proposed trail improvements and expansion.

PLANNING COMMISSION MEETING MINUTES

Motion was made by Hoffman and second by Cromliegh to approve the minutes of the March 18, 2024, meeting. All in favor, motion carried with Haller and Dieffenbach abstaining due to meeting absence.

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

Michael Hartman of DH Enterprises presented information on the project. It was noted that the Planning Module has not yet been approved by the County. Motion was made by Hoffman and second by Erdman to table action on the Planning Module. All in favor, motion carried.

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

Michael Hartman of DH Enterprises presented information on the project. As the Planning Module has not yet been processed, the Planning Commission could not recommend action on the plan. Motion was made by Hoffman and second by Erdman to table action on the Plan. All in favor, motion carried.

2. **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 – 7/25/2024
Zoning – AT

Michael Hartman of DH Enterprises presented information on the project. The Planning Commission noted that available sight distance for the driveway should be shown on the

plan and a note should be added to the plan stating that the unpermitted shed would need to be moved out of the floodplain prior to the issuance of the occupancy permit. The Planning Commission also noted that Zoning Hearing decision regarding the use of the property has expired and a new Zoning Hearing on the matter would need to approve the use. Motion was made by Hoffman and second by Haller to table the plan. All in favor, motion carried.

3. **Family Treasures Wholesale – (Diehm & Sons)**
Location – Southeast corner of Stiegel Pk. and Locust St.
Date Submitted – 3/23/2023
Board of Supervisors action required – 4/30/2024
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 applicant offered the tank for the fire sprinkler system would be located within the building. Engineer Lynn confirmed that the Fire Chief has provided an email that the project layout is acceptable.

The following Waivers/Modifications/Deferrals, as noted in the Hanover letter dated April 11, 2024, were discussed:

Subdivision and Land Development Ordinance

- **Section 304 – Preliminary Plan waiver**
- **Section 405 – Water and Sewer Feasibility Reports waiver**
- **Section 510.B – Improvements to Minimum Street Standards deferral**
- **Section 510.C.2(a) – Curbs Required Along Streets deferral**
- **Section 510.C.8(b) – Sidewalks Required Along Streets deferral**
- **Section 510.C.8(d) – Street Lights deferral**

Stormwater Management and Earth Disturbance Ordinance

- **Section 301.H.1 – Stormwater Management Facilities adjacent to geologic hazards modification**
- **Section 301.H.2 - Stormwater Management Facilities shall not be closer than 100 feet from closed depressions modification**
- **Section 303.A.2 – Detention Basin Berms shall be eight feet (8’) wide modification**
- **Section 303.A.6 – Basins shall dewater within 24-hours modification**

Motion was made by Hoffman and second by Erdman to approve the requested Waivers/Modifications/Deferrals. All in favor, motion carried with Cromleigh abstaining.

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

- 4. 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**

Russ Frantz of Matthew and Hockley reviewed the plan with the Planning commission. It was noted that the PADEP Non-Building Waiver has not been received by the Township. Frantz discussed the Subdivision and Land Development Ordinance waivers/modifications with the Planning Commission. The Planning Commission noted that it is not their policy to approve plans without the sewage planning requirements being completed. Frantz was advised by Planning Commission that since the Non-Building Waiver is the only item withholding recommendation, he would not need to attend the next meeting.

Motion was made by Hoffman and second by Erdman to table the plan until the Non-Building Waiver is received. All in favor, motion carried.

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

- 1. Lavern E. Martin Major SWM Plan – (D.H. Enterprises)
Location – 1011 Schaeffer Rd.
Date Submitted – April 1, 2024
Board of Supervisors action required – 7/14/2024
Zoning – I/AH**

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. **Supervisor Fetter called the joint Board of Supervisors and Planning Commission meeting to order at 8:05 PM to review the revised Stormwater Management Ordinance.**

Engineer Lynn reviewed the specific revisions to the Stormwater Management Ordinance with the Planning Commission and Board of Supervisors and specifically explained the Small Project option and the revisions that would benefit the agricultural community.

Motion was made by Erdman and second by Cromleigh to recommend ordinance adoption to the Board of Supervisors. All in favor, motion carried.

ADJOURNMENT

Motion was made by Erdman and second by Hoffman to adjourn the Planning Commission meeting and motion was made by Cromleigh and second by Martin to adjourn the Board of Supervisors meeting at 8:40 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR MAY 20, 2024, AT 7:00 PM

Ken Haller, Secretary