

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
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Minutes
July 15, 2024

Planning Commission
Members Attendance:

Craig Dieffenbach - Absent
Tim Hoffman
Ken Haller
Jedd Erdman
Ted Cromleigh - Absent

Others in Attendance:

Jennifer Prunoske,
Hanover Engineering
David Keener, GD Keener
Lavern Martin
Josh Weaber, Chrisland
Engineering
Sherry Stohler
Tom Hinkle
Michael Hartman, DH
Enterprises

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

AGENDA

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

COMMENT FROM THE PUBLIC

NONE

PLANNING COMMISSION MEETING MINUTES

Motion was made by Erdman and second by Haller to approve the minutes of the May 20, 2024. 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 – 5/28/2024
Zoning – A and HC

Michael Hartman of DH Enterprises presented the Planning Module. Harman explained the reason for the delay in completing the module.

Motion was made by Haller and second by Erdman to recommend approval of 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 – 5/28/2024
Zoning – A and HC**

Michael Hartman presented the plan. Hartman noted that the legal description for the lot will be completed for review and owners of adjacent properties will be checked and revised as appropriate.

Motion was made by Erdman and second by Haller to recommend deferral of the requirements of Subdivision and Land Development Ordinance Sections 402.C(3)(b) and 402.C(3)(c) regarding the locations of existing easements and facilities until a land development plan for the new lot is submitted for review and approval. All in favor, motion carried.

Motion was made by Haller and second by Erdman to recommend deferral of Subdivision and Land Development Ordinance Section 510.B regarding required street and right-of-way improvements and Section 510.C(1)(g) regarding safe stopping sight distance until a land development plan for the new lot is submitted for review and approval. All in favor, motion carried.

Motion was made by Erdman and second by Haller to recommend conditional approval of the plan subject to the satisfaction of all comments included in the Hanover Engineering letter dated April 12, 2024. 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 represented the plan.

After brief discussion, motion was made by Haller and second by Erdman to recommend approval of requested modification of Stormwater Management Ordinance Sections 304.H and 304.DD regarding minimum pipe diameter. All in favor, motion carried. Motion was made by Erdman and second by Haller to recommend plan approval to the Board of Supervisors conditioned on completion of all required agreements, posting of the improvement security and satisfaction of the comments included in the Hanover letter dated April 10, 2024. All in favor, motion carried.

3. 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

David Keener of GD Keener represented the plan. Planning Commission members inquired about the alternate septic system location in front of the proposed house, the geologist examination of karst geology and the infiltration rate. Keener stated that the existing well and septic system will be used. The house is being razed and rebuilt due to mold issues. It was noted that the shop structure shown on the plan will be constructed at a later date and that the location and configuration of the driveway stays the same. Planning Commission expressed concerns regarding the number of comments remaining to be addressed.

Motion was made by Erdman and second by Haller to recommend approval of waiver of Stormwater Management Ordinance Section 301.I regarding the presence or absence of wetlands on the site. All in favor, motion carried.

Motion was made by Erdman and second by Haller to table the plan until the additional comments are addressed and to accept a time extension through September 27, 2024. All in favor, motion carried.

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

1. Moses S. Zook Lot Add-on/SWM Plan – (Chrisland Engineering)
Location – 2407 S. 5th Ave.
Date Submitted – May 2, 2024
Board of Supervisors action required – 8/18/2024
Zoning – RLD
2. Holzman – McQuate Drive Minor Subdivision – (Chrisland Engineering)
Location – northeast corner of Heidelberg Ave. and McQuate Dr.
Date Submitted – May 24, 2024
Board of Supervisors action required – 9/21/2024
Zoning – VR

Josh Weaber of Chrisland Engineering presented the plan to receive the Planning Commission's concerns regarding the configuration of the lots. Items discussed included:

- a. Lot width to depth ratio.
 - b. Lot line alignment with roadway (90°).
 - c. Deferral of curb, sidewalk and roadway improvements.
 - d. Driveway locations/safety.
 - e. Single stormwater facilities vs. facilities on each individual lot.
 - f. Home construction (slab-on-grade, 2-stories)
 - g. Scoping meeting with PennDOT.
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3. Nathan Zimmerman Ag Land Development – (Nye Consulting Services)
Location – 335 Old Mill Road
Date Submitted – May 23, 2024
Board of Supervisors action required – 9/20/2024
Zoning - A

 4. Keller Bros. Airport Land Development Waiver – (Diehm & Sons)
Location – 1071 Schaeffer Road
Date Submitted – July 11, 2024
Board of Supervisors action required – 10/13/2024
Zoning – I, RE, AH

 5. Zimmerman/Kilkuskie Lot Add-on – (DH Enterprises)
Location – 410 Sheep Hill Road
Date Submitted – June 14, 2024
Board of Supervisors action required – 10/12/2024
Zoning – AT, WHP Zone III

 6. Nelson Zimmerman Land Development Sketch – (Nye Consulting Services)
Location – 201 Old Mill Road
Date Submitted – May 3, 2024
Board of Supervisors action required – N/A Sketch Plan for Discussion
Zoning – AT

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. Curvin Weaver – SWM Ag Exemption
Location – 219 Cherry Lane Rd.
Application – Dairy Barn Addition

2. Scott and Linda Nelson – SWM Exemption
Location – 309 Hardwood Dr.

Application – Garage

ADJOURNMENT

Motion was made by Hoffman and second by Erdman to adjourn the Planning Commission meeting at 8:30 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR AUGUST 19, 2024, AT 7:00 PM

Ken Haller, Secretary