

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
August 19, 2024

Planning Commission
Members Attendance:

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

Others in Attendance:

Robert Lynn,
Hanover Engineering
David Keener, GD Keener
Lavern Martin
Michael Hartman, DH
Enterprises
Kevin Varner, Diehm & Sons

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:00 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

NONE

PLANNING COMMISSION MEETING MINUTES

Planning Commission Meeting Minutes approval was tabled due to lack of quorum of meeting attendees.

PLANNING MODULES FOR RECOMMENDATION

NONE

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS

- 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

David Keener of GD Keener represented the plan. Planning Commission members had no additional questions or comments.

Motion was made by Hoffman and second by Cromleigh to recommend plan approval to the Board of Supervisors, subject to satisfaction of the comments included in the Hanover letter dated August 16, 2024. All in favor, motion carried.

- 2. 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

Kevin Varner presented the land development waiver request and plans. Planning Commission inquired about the following:

- 1. Other storage areas and types of storage other than airplanes – applicant noted that there is some non-airplane storage, but very little**
- 2. Restroom facilities – applicant noted that restroom facilities are located in one of the older hangars and no new restrooms are proposed**
- 3. Change in impervious coverage – applicant noted that impervious coverage will be at least equal to or less than existing coverage with the proposed removal of paved areas**
- 4. Number of new vehicle trips – applicant indicated that average vehicle trips per day would be 1 or less**

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

- 3. 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

Russ Frantz of Chrisland/Matthew & Hockley presented the plan. Planning Commission had questions regarding location/sources of sewer and water for the lots. Planning Commission also questioned whether or not the barn could be located elsewhere on the site to avoid the need for the lot add-on plan. The applicant noted that the proposed location of the barn would be more convenient and would not disturb his pasture area. The applicant also noted that the water service is from a well and sewage disposal is public sewer service. Applicant noted that final plan copies were not available.

Motion was made by Cromleigh and second by Hoffman to grant the requested modification of Subdivision and Land Development Ordinance Section 402.C.5 regarding Plan Scale. All in favor, motion carried.

Motion was made by Cromleigh and second by Hoffman to table plan recommendation action until the September 16 meeting pending receipt of final plan copies. All in favor, motion carried.

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

1. **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

Engineer Lynn noted that a meeting has been scheduled with Josh Weaber to review plan options and required revisions to adequately address Planning Commission comments from the July 15, 2024 meeting.

2. **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

Engineer Lynn noted that the plan review is not completed as the plan requires a Conditional Use approval by the Board of Supervisors as the applicant is proposing a Concentrated Animal Feed Operation.

3. **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

Engineer Lynn noted that a plan review was issued and the applicant is making necessary revisions.

4. **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

Engineer Lynn noted that while the sketch plan has been received, no application or fee has been provided in order for plan review to commence. The applicant's consultant has been informed.

5. **County of Lebanon Lot Add-on Plan – (Steckbeck Engineering)**
Location – 524 N. Market Street (N. Market St. and Becker Rd.)
Date Submitted – July 17, 2024
Board of Supervisors action required – 11/14/2024
Zoning – RLD

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. Daniel and Sara Fisher – SWM Exemption
Location – 144 Horse Happy Rd.
Application – Run-in shed
2. Gerald and Cynthia Zimmerman – SWM Exemption
Location – 220 Gravel Hill Rd.
Application – Garage and driveway extension.

ADJOURNMENT

Motion was made by Hoffman and second by Cromleigh to adjourn the Planning Commission meeting at 8:38 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR SEPTEMBER 16, 2024, AT 7:00 PM

Ken Haller, Secretary