

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
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Minutes
April 21, 2025

Planning Commission

Members Attendance:

Craig Dieffenbach

Tim Hoffman

Ken Haller

Jedd Erdman

Ted Cromleigh

Others in Attendance:

Robert Lynn,

Hanover Engineering

Alex Kauffman, SESI

David Hurst, Applicant

Kevin L. Bensinger, K.L.

Bensinger, Inc.

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:02 PM

AGENDA

Motion was made by Hoffman and Second by Erdman to approve the agenda. All in favor, motion carried.

COMMENT FROM THE PUBLIC

NONE

PLANNING COMMISSION MEETING MINUTES

Motion made by Erdman and second by Cromleigh to approve the March 17, 2025, meeting minutes. All in favor, motion carried.

PLANNING MODULES FOR RECOMMENDATION

NONE

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS

1. David and Mary Beth Hurst Land Development – (SESI)
Location – 120 Canaan Grove Road
Date Submitted – August 30, 2024
Board of Supervisors action required – 5/28/2025
Zoning – AT

Alex Kauffman of SESI presented the plan to the Planning Commission. Discussions centered around site/parking lot lighting and landscaping. The applicant (David Hurst) agreed to expand the parking

lot screening along the east and south sides of the lot. Kauffman also reviewed the waiver requests. After brief discussion, motion was made by Haller and second by Erdman to approve the following:

SALDO

- Section 404.C – Landscaping Plan – Modification to waive requirement for landscape plan to be prepared by Landscape Architect with the condition that the applicant expands the screening along the east and south sides of the parking area.
- Section 405.B – Commercial Property Water and Sewer Feasibility Study – Deferral until the business is expanded or another business is added to the site.
- Section 510.B – Improve Existing Streets to Minimum Standards – Deferral of the required improvements until deemed necessary by the Township with the condition that the applicant will show and note the ultimate right-of-way will be offered for dedication at the Township's discretion.

SWMO

- Section 303.A.3 – Interior Basin Slopes not greater than 5:1 – Modification subject to verification of adequate embankment stabilization.
- Section 304.H and 304.DD – Minimum Pipe Diameter not less than 15" – Modification to allow a smaller diameter pipe provided that the pipe can convey the design storm runoff.

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

2. Titus and Sandra Martin/Timothy and Karen Martin Lot Add-on Plan – (Diehm & Sons)
Location – 10 Horse Happy Rd./2395 Heidelberg Avenue
Date Submitted – March 5, 2025
Board of Supervisors action required – 6/15/2025
Zoning – RLD/AT

Applicant was not represented at the meeting and requested that the plan be tabled until the May 19, 2025 meeting. Motion was made by Hoffman and second by Erdman to table the Martin Lot Add-on Plan to the May 19, 2025 meeting. All in favor, motion carried with Cromleigh abstaining.

3. Martin-Spohn Lot Add-on Plan – (K.L. Bensinger, Inc.)
Location – Frederick Lane
Date Submitted – March 27, 2025
Board of Supervisors action required – 6/15/2025
Zoning – AT/CR

Plan was presented by Kevin Bensinger of K.L. Bensinger, Inc. Bensinger noted that the lot add-on plan was prepared in response to a decision made by Lebanon County Court of Common Pleas, Civil Division (Court). As part of the decision, the Court requested that Heidelberg Township waive the requirement of the Private Street Ordinance that mandates a private street serving more than three (3) properties provides an alternate access. Discussion centered around determining the Township's obligations to comply with the Court request and acceptance of the waiver by emergency responders.

Motion made by Cromleigh and second by Hoffman to table action on the plan until input is received from the Township Solicitor, the Fire Company and the Emergency Services. All in favor, motion carried.

ACTIVE PLANS STILL UNDER REVIEW WITH ENGINEERING AND ZONING

1. **Keener – Canaan Grove Road Lot Add-on – (HNT Engineering and Surveying)**
Location – south side of Canaan Grove Rd. east of Sheep Hill Rd.
(a.k.a. Homes Across America property)
Date Submitted – January 28, 2025
Board of Supervisors action required – 5/26/2025
Zoning – AT

Engineer Lynn provided an update regarding discussion with the applicant's legal counsel, Jill Nagy.

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 – 9/16/2025
Zoning – VR
3. **Nathan Zimmerman Ag Land Development – (Nye Consulting Services)**
Location – 335 Old Mill Road
Date Submitted – May 23, 2024
Board of Supervisors action required – 3/19/2025
Zoning - A

Engineer Lynn provided an update indicating that applicant is working on the aquifer testing and the plan will be processed upon receipt of the testing report.

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
5. **Middlecreek Mennonite School – (Diehm & Sons)**
Location – 258 Albright Road
Date Submitted – April 1, 2025
Board of Supervisors action required – July 20, 2025
Zoning - AT
6. **Michael Ginder Major SWM Plan – (Chrisland)**
Location – East Side of High Street
Date Submitted – April 8, 2025
Board of Supervisors action required – July 20, 2025
Zoning - VR

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. Stevie Lapp – SWM Exemption
Location – 283 Canaan Grove Rd.
Application – Garage and Horse Barn
2. David, Jr., and Suzie King – SWM Ag Exemption
Location – 517A N. Market St.
Application – Lean-to Addition and Heifer Exercise Yard
3. Amos Zook – SWM Ag Exemption
Location – 150 Horst Rd.
Application – House Addition for In-law Quarters
4. Jonathan and Debra Summy – SWM Ag Exemption
Location – 1960 Prescott Rd.
Application – Dairy Barn Addition
5. Steve and Agnes Stoltzfus – SWM Ag Exemption
Location – 145 W. Reistville Rd.
Application – New Farmhouse, Barn, Driveway and Parking
6. Bob and Vicki Owens – SWM Exemption
Location – 8 Century Ln.
Application – Garage
7. Nevin and Marlene Zimmerman – SWM Exemption
Location – 127 Mastle Rd.
Application – Pavilion
8. James Witmer – SWM Exemption
Location – 115 Mountain Trail Rd.
Application – Screened Porch and Sunroom
9. Nathan Ernst – SWM Exemption
Location – 200 Albright Rd.
Application – Patio

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS


1. DCED PA Small Water and Sewer Program Application

Engineer Lynn reviewed the DCED PA Small Water and Sewer Program Application proposed for the replacement of a section of water main in Heidelberg Avenue from the water treatment facility to the west end of the Copper Ridge development. Lynn shared the Comprehensive Plan compliance letter with Commission members and explained the scope of the project. Motion was made by Erdman and second by Cromleigh to execute the Comprehensive Plan compliance letter for the DCED grant. All in favor, motion carried.

ADJOURNMENT

Motion was made by Hoffman and second by Haller to adjourn the Planning Commission meeting at 9:06 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR MAY 19, 2025, AT 7:00 PM



Ken Haller, Secretary