

HEIDELBERG TOWNSHIP PLANNING COMMISSION
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Minutes
March 17, 2025

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

Others in Attendance:
Robert Lynn,
Hanover Engineering
Heath Machamer, HNT
Engineering
Jean Rowe, Resident

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

AGENDA

Engineer Lynn requested that the Planning Commission adds an item under Items for Discussion/Comments from Commission Members for review/comprehensive plan compliance associated with a DCNR grant application for the proposed trailhead project. Motion was made by Hoffman and Second by Erdman to approve the agenda with the addition of the DCNR grant item. All in favor, motion carried.

COMMENT FROM THE PUBLIC

1. Resident Jean Rowe asked if any of the Planning Commission members had heard about any activity regarding the Keller parcel on the north side of Rt. 897. Commission members indicated that they were not aware of any activity regarding the development of the site.

PLANNING COMMISSION MEETING MINUTES

Commissioner Hoffman noted several typos in the meeting minutes. Engineer Lynn noted the errors and will make correction. Motion made by Erdman and second by Cromleigh to approve the January 20, 2025, regular meeting minutes and the February 25, 2025, special meeting minutes with typographic corrections. All in favor, motion carried.

PLANNING MODULES FOR RECOMMENDATION

1. Amos Zook ECHO Housing – 150 Horst Road was reviewed. The planning module is required as the proposed ECHO Housing will include full bath and kitchen amenities.

Motion made by Hoffman and second by Erdman to approve and execute the Amos Zook Planning Module. All in favor, motion carried with Cromleigh abstaining.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS

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

Dieffenbach recused himself from discussion and action on the plan due to a potential conflict of interest. Heath Machamer of HNT Engineering and Surveying presented the plans for discussion. Machamer explained that the annexation plan (lot add-on) was intended to adjust tract lines and do a lot add-on plan with the adjacent Zimmerman property. The proposed plan includes definition of an access right-of-way across Zimmerman lands to proposed lot 1. Machamer further noted that proposed lot 2 could be served by the proposed access to lot 1 and lots 3 and 4 could be added to other adjacent properties. It was noted that those lot additions were not proposed by the presented plan. Commissioner Cromleigh also noted that no street (public or private) could be constructed to serve the lots as the Zoning Ordinance does not permit new streets in the AT zoning district. Machamer stated that the tracts could be recorded individually even though the tracts make up one property included on one deed and one tax parcel number. It is the Planning Commission's interpretation that the proposed plan requires a subdivision plan to create the proposed lots and that the subdivision needs to comply with the regulations and performance standards included in the Township ordinances, such as, compliance with the lot dimension and area requirements, sewage facilities testing and suitable lot access. Machamer requested that the Planning Commission recommends approval of the plan to the Board of Supervisors. No action on approval was taken.

Motion made by Erdman and second by Hoffman to table the Keener Lot Annexation Plan. All in favor, motion carried with Dieffenbach abstaining.

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 – 9/16/2025
Zoning – VR
2. 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

3. 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. Joel Heisey – SWM Ag Exemption
Location – 222 Old Mill Rd.
Application – Heifer Barn
2. Ben and Aleesa Groff – SWM Exemption
Location – 143 Horse Happy Rd.
Application – Deck
3. Randall and Marie Martin – SWM Ag Exemption
Location – 345 Distillery Rd.
Application – Ag Storage Building

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

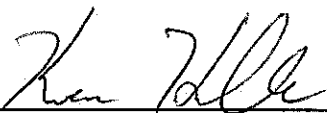
1. DCNR Grant – Comprehensive Plan compliance

Engineer Lynn reviewed the DCNR Grant application proposed for the development of the trailhead on the piece of vacant land adjacent to the Township Park. The land in question is currently owned by PennDOT with Township purchase being completed. Lynn shared the plan and Comprehensive Plan compliance letter with Commission members and explained the scope of the project. Motion was made by Dieffenbach and second by Hoffman to execute the Comprehensive Plan compliance letter for the DCNR grant. All in favor, motion carried.

ADJOURNMENT

Motion was made by Erdman and second by Dieffenbach to adjourn the Planning Commission meeting at 7:56 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR APRIL 28, 2025, AT 7:00 PM



Ken Haller, Secretary