

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
Schaefferstown, PA 17088
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Minutes
May 19, 2025

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

Others in Attendance:
Robert Lynn,
Hanover Engineering
Kevin L. Bensinger, K.L.
Bensinger, Inc.

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:03 PM

AGENDA

Engineer Lynn noted that the David and Mary Beth Hurst plan was inadvertently placed on the agenda and should be removed. Motion was made by Erdman and Second by Hoffman to approve the agenda with the removal of the David and Mary Beth Hurst plan. All in favor, motion carried.

COMMENT FROM THE PUBLIC

1. Levon from Jimmy's Greenhouse was in attendance to discuss proposed plans to replace all the greenhouses. He noted that the total size of the replacement structures would be the same or perhaps smaller than the existing structures. There was a brief discussion regarding the driveway configuration. Planning Commission consensus was to proceed with the plan and that no planning approval is required.

PLANNING COMMISSION MEETING MINUTES

Motion made by Hoffman and second by Cromleigh to approve the April 21, 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. 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 June 16, 2025 meeting. Motion was made by Erdman and second by Hoffman to table the Martin Lot Add-on Plan to the June 16, 2025 meeting. All in favor, motion carried with Cromleigh abstaining.

2. 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

Kevin Bensinger of K.L. Bensinger, Inc., was in attendance. Engineer Lynn provided copies of the Court Order which includes a request by the Court for the Township to waive Section 3.H of the Private Street Ordinance to allow the emergence second access easement on Martin's property to be extinguished. The reference to the waiver on the plan was reviewed and discussed.

Motion made by Hoffman and second by Erdman to approve waiver of Section 3.H of the Private Street Ordinance regarding private streets shall not serve more than three (3) dwellings without alternate emergency access, subject to review by the Township Solicitor. All in favor, motion carried.

Motion made by Hoffman and second by Erdman to recommend plan approval to the Board of Supervisor subject to the Township Solicitor providing the appropriate verbiage to be included on the plan regarding the Court's request to waive Section 3.H of the Private Street Ordinance. 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 a brief update regarding the plan review status and discussion with the Township Solicitor.

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 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. **Jonathan Keller – SWM Small Project**
Location – 306 S. Carpenter St.
Application – Family Room and Garage
2. **Andrew and Tiffany Houtz – SWM Small Project**
Location – 3 Goodyear Ln.
Application – Patio
3. **Brian and Kym McKivision – SWM Exemption**
Location – 107 Hardwood Dr.
Application – Patio replacement and expansion

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

NONE

ADJOURNMENT

Motion was made by Erdman and second by Cromleigh to adjourn the Planning Commission meeting at 8:19 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR JUNE 16, 2025, AT 7:00 PM



Ken Haller, Secretary