

HEIDELBERG TOWNSHIP PLANNING COMMISSION
PO Box 188 Mill Road
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Minutes
September 16, 2024

Planning Commission
Members Attendance:

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

Others in Attendance:

Robert Lynn,
Hanover Engineering
Michael O'Donnell, Steckbeck
Engineering

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 Cromleigh 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 July 15, 2024, meeting minutes. All in favor, motion carried.

Motion made by Erdman and second by Cromleigh to approve the August 19, 2024, meeting minutes. All in favor, motion carried.

PLANNING MODULES FOR RECOMMENDATION

NONE

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS

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

Russ Frantz of Chrisland/Matthew & Hockley presented the plan at the August 19, 2024, meeting. The Planning Commission recommended approval of requested modifications at that meeting but tabled the plan pending receipt of final plan copies. The applicant addressed all comments and provided final plans.

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

2. **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

Michael O'Donnell of Steckbeck Engineering and Surveying, Inc., presented the plan. There was discussion regarding the driveway location and sewage disposal testing deferral.

Motion was made by Erdman and second by Cromleigh to defer sewage testing for replacement testing on the Taylor tract and new system testing on the Lebanon County tract until improvements requiring new or replacement areas are required for improvements to the tracts. All in favor, motion carried.

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 September 13, 2024, and receipt of written request for deferral of sewage testing. 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 – 3/20/2025
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 – 12/19/2024
Zoning - A

Engineer Lynn noted that the required Conditional Use hearing for the Concentrated Animal Feed Operation will be scheduled by the Board of Supervisors when formal application is submitted.

3. **Zimmerman/Kilkuskie Lot Add-on – (DH Enterprises)**
Location – 410 Sheep Hill Road

Date Submitted – June 14, 2024
Board of Supervisors action required – 12/21/2024
Zoning – AT, WHP Zone III

- 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 no application or fee has been provided despite notice to the applicant/applicant's consultant.

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. Amos Fisher – SWM Ag Exemption**
Location – 511 N. Market St.
Application – Horse Barn
- 2. Reuben and Barbara Lantz – SWM Ag Exemption**
Location – 2605 Prescott Rd.
Application – Horse Barn/Hay Storage/Equipment Storage
- 3. Tim Reedy – SWM Exemption**
Location – 110 N. Lancaster Ave.
Application – Mud Room and Patio Addition

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

- 1. The Planning Commission briefly discussed the need for mosquito control at the Copper Ridge stormwater facilities.**

ADJOURNMENT

Motion was made by Erdman and second by Cromleigh to adjourn the Planning Commission meeting at 7:26 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR OCTOBER 21, 2024, AT 7:00 PM

Ken Haller, Secretary