

HEIDELBERG TOWNSHIP PLANNING COMMISSION

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**Minutes
November 18, 2024**

**Planning Commission
Members Attendance:**

**Craig Dieffenbach – arrived at 7:12 PM
Tim Hoffman
Ken Haller
Jedd Erdman
Ted Cromleigh**

Others in Attendance:

**Robert Lynn,
Hanover Engineering
Bert Nye and Caleb Light,
Nye Consulting
Marlin Zimmerman, Applicant**

CALL TO ORDER – Meeting was called to order by Hoffman at 7:10 PM

AGENDA

No agenda additions. Motion was made by Cromleigh and Second by Hoffman to approve the agenda. All in favor, motion carried.

COMMENT FROM THE PUBLIC

NONE

PLANNING COMMISSION MEETING MINUTES

Motion made by Haller and second by Hoffman to approve the September 16, 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. 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**

Marlin Zimmerman, Owner, presented the plan and purpose for the plan. There was limited discussion on the plan

Motion was made by Erdman and second by Hoffman to recommend plan approval to the Board of Supervisors, subject to satisfaction of the comments included in the Hanover review letter dated November 14, 2024, and revision of the plan to reflect the correct location of the new property corner at the intersection of the side property line with the right-of-way line. 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
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

Commissioner Cromleigh requested that the Special Exception application be included on the January 20, 2025 meeting.

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. Jeremy and Rebeca Martin – SWM Exemption
Location – 128 Michters Rd.
Application – Mud Room Addition
2. Thomas and Connie Ulrich – SWM Ag Exemption
Location – 125 Weidman Rd.
Application – Garage
3. Andrew Fox – SWM Ag Exemption
Location – 3266 Heidelberg Ave.
Application – House and Porch Additions

4. **Glenn and Judy Zimmerman – SWM Ag Exemption**
Location – 228 Cherry Lane Rd.
Application – Concrete Silo
5. **Christopher and Mabel Wine – SWM Ag Exemption**
Location – 223 Old Mill Rd.
Application – Kitchen and Mud Room Additions
6. **Daniel Zook – SWM Exemption**
Location – 708 N. Market St.
Application – Garage Addition
7. **Marshall and Linda Kramer – SWM Exemption**
Location – 1475 Heidelberg Ave.
Application – Shed
8. **Jonas Zook, Jr. – SWM Exemption**
Location – 712 N. Market St.
Application – House and Porch Additions
9. **David and Janelle Frey – SWM Exemption**
Location – 355 Valley View Rd.
Application – Shed
- Application – Mud Room and Patio Addition

ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS

1. **Nathan Zimmerman Conditional Use Application for Concentrated Animal Feed Operation.**

Bert Nye and Caleb Light of Nye Consulting Services, Inc., presented the Conditional Use Application for the proposed Concentrated Animal Feed Operation (CAFO) for a new poultry house at 760 North Market Street.

The presentation included a description of each the thirteen (13) performance requirements included in the Heidelberg Township Zoning Ordinance, Section 604.A, and how the Plan addresses each of the requirements.

Planning Commission members asked questions specifically regarding the following:

1. **Manure management**
2. **Truck traffic**
3. **Carcass and manure composting**
4. **Stormwater runoff**
5. **Water usage for drinking**
6. **Water usage for cooling**

Water usage was a significant concern because of the potential impact on neighboring properties.

After discussions, a motion was made by Erdman and second by Haller to recommend approval of the Conditional Use Application for the Nathan Zimmerman Ag Operation subject to submission of NPDES and PennDOT HOP permit applications. All in favor, motion carried.

The Planning Commission also noted that the Township should consider an additional requirement be added to Section 604.A of the Zoning Ordinance to require aquifer studies for CAFOs due to the potential for high water consumption and the impact on neighboring properties.

ADJOURNMENT

Motion was made by Erdman and second by Cromleigh to adjourn the Planning Commission meeting at 8:45 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR JANUARY 20, 2025, AT 7:00 PM



Ken Haller, Secretary