

HEIDELBERG TOWNSHIP PLANNING COMMISSION  
PO Box 188 Mill Road  
Schaefferstown, PA 17088  
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**Minutes**  
**January 20, 2025**

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

**Others in Attendance:**  
**Robert Lynn,**  
**Hanover Engineering**  
**Josh Weaber, Chrisland**  
**Engineering**  
**Nelson Zimmerman,**  
**Applicant**  
**Sheri Stohler, Resident**

**REORGANIZATION** – Motion by Hoffman and second by Erdman to appoint Dieffenbach as Chairman, Hoffman as Vice Chairman and Haller as Secretary. All in favor, motion carried.

**CALL TO ORDER** – Meeting was called to order by Dieffenbach at 7:06 PM

**AGENDA**

Engineer Lynn noted that there is an agenda item for Nathan Zimmerman on the agenda that was an inadvertent carryover from the November 18, 2024, agenda and should be removed. Motion was made by Haller and Second by Cromleigh to approve the agenda with the removal of the Nathan Zimmerman agenda item. All in favor, motion carried.

**COMMENT FROM THE PUBLIC**

NONE

**PLANNING COMMISSION MEETING MINUTES**

Motion made by Erdma and second by Hoffman to approve the November 18, 2024, meeting minutes. All in favor, motion carried.

**PLANNING MODULES FOR RECOMMENDATION**

1. Jonas Zook In-law Suite - 712 N. Market St.

Engineer Lynn presented the module and discussed project location and description. Motion made by Erdman and second by Cromleigh to approve the Jonas Zook Sewage Planning Module. All in favor, motion carried.

## **ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS**

NONE

## **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

Josh Weaber of Chrisland Engineering presented a plan proposing two (2) 2-family dwellings. Planning Commission shared concern about low lying area and high water table. Weaber noted that the applicant is intending to fill the site in order to meet the limiting zone criteria for infiltration purposes. Sheri Stohler, neighboring property owner, indicated that she's concerned about the development possibly adding to the existing flooding issue she has on her property. The Planning Commission offered direction noting that they are willing to defer sidewalk requirements, but that curbing will be required; they have concern about the driveway design; Hoffman indicated that he would like to see comments from PennDOT regarding driveway design; and, storm drainage is the main issue at the site.

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

A representative of Nye Consulting Services presented Special Exception application information for the Planning Commission review and recommendation to the Board of Supervisors. Planning Commission raised concerns about the grain bin storage on the neighboring property and noted that the bins needed to be removed. Access to the site was also questioned. The applicant noted that they receive one (1) tractor trailer per week and other deliveries are from vans or straight-body trucks. Planning Commission noted that Old Mill Road is restricted to trucks. After additional discussions regarding stormwater, refuse burning and screened enclosure for refuse, motion was made by Cromleigh and second by Hoffman to recommend the Board of Supervisors participates at the Special Exception Hearing by the Zoning Hearing Board and the following conditions:

1. All grain bins currently stored on the neighbor's (Andy Kline) property need to be relocated to a permitted site.
2. PC understands that the finished grain bins can't be installed inside; however, the outside storage should be located to limit visibility from roadways and surrounding properties. No storage/display of grain bins shall be staged along the roads.
3. All parts/bulk materials should be stored inside one of the buildings.

4. All manufacturing should be indoors, including painting.
5. Trucks shall not be offloaded from the roadway, backed off the roadway into the site or backed out of the site to the roadway.
6. Old Mill Rd. and S. Carpenter St. are truck restricted (except for local deliveries). Truck drivers/hauling companies shall be notified that all trucks must access and leave the site through the Old Mill Rd./Stiegel Pike intersection.
7. No burning of waste materials can be done onsite.
8. A refused container and enclosure shall be provided to store waste materials until picked up by waste hauler.
9. Applicant shall contract with a reputable waste hauler to retrieve and properly dispose of refuse material at least once every 2 weeks or more frequently as necessary.
10. Applicant shall comply with all provisions of the Zoning, Subdivision and Land Development, Stormwater and other regulated municipal, state and federal requirements.
11. At least one of the existing 3 driveway accesses shall be eliminated. The widest access shall be reduced in size to better define the access point.
12. It is recommended that the lot be configured to allow the material delivery and bin distribution transports to turn around within the site. PC suggested a loop between 2 driveways.

All in favor, motion carried.

#### **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. Billy and Alta Waldner – SWM Exemption and Small Project  
Location – 422 N. Market St.  
Application – Parking Pad

#### **ITEMS FOR DISCUSSION/COMMENTS FROM COMMISSION MEMBERS**

NONE

#### **ADJOURNMENT**

Motion was made by Erdman and second by Hoffman to adjourn the Planning Commission meeting at 8:27 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING IS SCHEDULED FOR FEBRUARY 17, 2025, AT 7:00 PM

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Ken Haller, Secretary