

HEIDELBERG TOWNSHIP PLANNING COMMISSION
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Road
Schaefferstown, PA
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Minutes
June 16, 2025

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

Others in Attendance:
Robert Lynn,
Hanover Engineering
Russ Frantz – Chrisland
Engineering
Jay Zimmerman, Resident
Ivan Martin, ISM Const.
Eugene Hoover, Resident
Jean Rowe, Resident
Caleb Light, NCS

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

PLEDGE TO THE FLAG

AGENDA ADDITIONS/APPROVAL

Motion was made by Erdman and second by Haller. All in favor, motion carried.

COMMENT FROM THE PUBLIC

NONE

PLANNING COMMISSION MEETING MINUTES

Motion was made by Erdman and seconded by Haller to approve the May 19, 2025, meeting minutes. All in favor, motion carried.

PLANNING MODULES FOR RECOMMENDATION

1. Martin-Spohn Planning Module Waiver/Non-Building Declaration.

Motion was made by Cromleigh and seconded by Erdman to recommend approval of the Martin/Spohn Planning Module Waiver/Non-Building Declaration. All in favor, motion carried.

**ACTIVE PLANS FOR STATUS REVIEW AND POSSIBLE RECOMMENDATION
OF PLAN ACTION TO BOARD OF SUPERVISORS**

- 1. Nathan Zimmerman Ag Land Development – (Nye Consulting Services)**
Location – 760 N. Market St.
Date Submitted – May 23, 2024
Board of Supervisors action required – July 22, 2025
Zoning – A

Caleb Light of Nye Consulting presented the plan and modifications/deferrals/waivers.

Motion was made by Dieffenbach and seconded by Cromleigh to recommend approval of the deferral of SALDO Section 402.D(4) regarding the applicant needing to provide a statement of deed restrictions or covenants, which may be a condition of future transfers of property related to the access to the Frances Souders property. All in favor, motion carried.

Motion was made by Dieffenbach and second by Cromleigh to recommend approval of the Nathan Zimmerman Ag Land Development Plan subject to satisfaction of the comments included in the Hanover letter dated June 5, 2025. All in favor, motion carried.

- 2. Middlecreek Mennonite School – (Diehm & Sons)**
Location – 258 Albright Road
Date Submitted – April 1, 2025
Board of Supervisors action required – July 20, 2025
Zoning – AT

Applicant requested that the plan be tabled. Motion made by Erdman and seconded by Haller to table the plan. All in favor, motion carried with Cromleigh abstaining.

- 3. 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

Russ Frantz of Chrisland Engineering and applicant Michael Ginder presented the plan. There was brief discussion on the project.

Motion was made by Hoffman and seconded by Cromleigh to recommend approval of the following SWM Ordinance waivers/modifications/deferrals:

- Section 302.C.1.a – (Modification) The Pre-development total runoff volume shall not be increased and requires detailed modeling based on site conditions. A/D**
- Section 304.J – (Modification) All storm sewer pipes and structures shall be constructed in accordance with PennDOT Pub. 408. A/D**

All in favor, motion carried.

Motion was made by Haller and seconded by Erdman to recommend approval of the Michael Ginder Major SWM Plan subject to satisfaction of the comments included in the Hanover letter dated June 6, 2025. All in favor, motion carried.

- 4. Jay Zimmerman Major SWM Plan – (Carta Engineering)
Location – West side of Sheep Hill Rd. south of Weidman Rd.
Date Submitted – April 14, 2025
Board of Supervisors action required – July 20, 2025
Zoning – AT/WHP II**

Plan was presented by Ivan Martin of ISM Construction and applicant Jay Zimmerman. Planning Commission had some minor questions regarding lot access and building placement.

Motion was made by Erdman and seconded by Haller to recommend approval of SWM Ordinance Section 302.C.2.c (Modification) regarding loading ratios for infiltration facilities. All in favor, motion carried.

Motion was made by Erdamn and second by Haller to recommend approval of the Jay Zimmerman Major SWM Plan subject to satisfaction of the comments included in the Hanover letter dated June 13, 2025.

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.
Date Submitted – January 28, 2025
Board of Supervisors action required – 5/26/2025
Zoning – AT**
- 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. 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**
- 4. Abner G. and Barbara S. Stoltzfus – (Diehm & Sons, Inc.)
Location – 333 Gible Road**

Date Submitted – May 12, 2025
Board of Supervisors action required – August 17, 2025
Zoning - AT

SECRETARY’S REPORT – For Information Only

- 1. Board of Supervisors minutes**
- 2. Zoning Officers report**

OTHER PLAN/PERMIT ACTIVITY – For Information Only

- 1. Allison Wagner – SWM Small Project**
Location – 111 Becker Rd.
Application – House addition
- 2. Josiah Ressler – SWM Exemption**
Location – 145 Horse Happy Rd.
Application – Garage

ITEMS FOR DISCUSSION/COMMENTS/FROM COMMISSION MEMBERS

- 1. Planning Commission discussed preferences for plan presentations and directed Engineer Lynn to inform applicants/consultants that plans must be presented using an easel.**
- 2. Planning Commission discussed the Zoning Hearing Board hearing application for the 501 Motel property.**

ADJOURNMENT

Motion was made by Erdman and seconded by Haller to adjourn the meeting at 7:55 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING MONDAY, JULY 21, 2025