

HEIDELBERG TOWNSHIP PLANNING COMMISSION
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Minutes
August 18, 2025

Planning Commission

Members Attendance:

Craig Dieffenbach

Tim Hoffman

Ken Haller

Jedd Erdman - Absent

Ted Cromleigh - Absent

Others in Attendance:

Robert Lynn,

Hanover Engineering

**David Mease – Diehm &
Sons**

Mike Sensenig

Lavern Zimmerman

CALL TO ORDER – Meeting was called to order by Dieffenbach at 7:09 PM

PLEDGE TO THE FLAG

AGENDA ADDITIONS/APPROVAL

Motion was made by Hoffman and second by Haller to approve the agenda. All in favor, motion carried.

COMMENT FROM THE PUBLIC

NONE

PLANNING COMMISSION MEETING MINUTES

Motion was made by Hoffman and seconded by Haller to approve the June 16, 2025, meeting minutes. All in favor, motion carried.

PLANNING MODULES FOR RECOMMENDATION

1. Abner Stoltzfus Planning Module Component 2 (Diehm & Sons)

Motion was made by Haller and seconded by Hoffman to recommend approval of the Abner Stoltzfus Planning Module Component 2. All in favor, motion carried.

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

1. Middlecreek Mennonite School – (Diehm & Sons)
Location – 258 Albright Road
Date Submitted – April 1, 2025
Board of Supervisors action required – October 18, 2025
Zoning – AT

There was a brief discussion regarding parking setback. Engineer Lynn was directed to clarify the requirement with the Zoning Officer.

Motion made by Hoffman and seconded by Haller to recommend approval of the following waivers and deferrals:

SALDO

1. Section 304 – Waiver of Preliminary Plan application requirements.
2. Section 510.B – Deferral of bringing existing street up to minimum standards.
3. Section 510.C.8.a - Deferral of curbing along street frontage.
4. Section 510.C.8.b - Deferral of sidewalk along street frontage.
5. Section 510.C.8.d – Deferral of street lights.

SWMO

1. Section 304.I – Modification of storm pipe cover of 1 foot below subgrade to 1 foot below surface with the use of RCP.

All in favor, motion carried.

There was a brief discussion about drainage and the impact on existing culverts. Applicant was directed to provide the requested calculations for review.

Motion made by Hoffman and seconded by Haller to recommend approval of the Middlecreek Mennonite School plan to the Board of Supervisors subject to satisfaction of the comments in the Hanover review letter dated August 15, 2025. All in favor, motion carried.

2. 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 – September 24, 2025
Zoning – RLD/AT**

Motion made by Haller and seconded by Hoffman to recommend approval of the following modification:

SALDO

- 1. Section 402.C.5 - Motion made by _____ and seconded by ____ to recommend approval/denial of requested modification of plan scale.**

All in favor, motion carried.

Motion made by Haller and seconded by Hoffman to recommend approval of the Titus and Sandra Martin Lot Add-on plan to the Board of Supervisors subject to satisfaction of the comments in the Hanover review letter dated August 15, 2025. All in favor, motion carried.

- 3. Abner G. and Barbara S. Stoltzfus – (Diehm & Sons, Inc.)
Location – 333 Gobble Road
Date Submitted – May 12, 2025
Board of Supervisors action required – October 28, 2025
Zoning - AT**

Motion made by Hoffman and seconded by Haller to recommend approval of the following modifications/deferrals:

SALDO

- 1. Section 402.C.5 – Modification of plan scale of 1”=50’.**
- 2. Section 510.B – Deferral of minimum standards including right-of-way and street widening.**
- 3. Section 510.C.8.a - Deferral of curbing along street frontage.**

All in favor, motion carried.

There was a brief discussion regarding the information included in the Geologist’s report regarding the fracture traces in the site while no fracture traces are shown on the plan or mapping.

Motion was made by Hoffman and seconded by Haller to table the Abner G. and Barbara S. Stoltzfus Subdivision Plan until clarification on the fracture traces is received from the Geologist. All in favor, motion carried.

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 – August 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 – October 28, 2025
Zoning – VR
- 3. Duane Martin Major Stormwater Management Plan – (Diehm & Sons)**
Location – west side of Horse Happy Road, south of Heidelberg Avenue
Date Submitted – July 7, 2025
Board of Supervisors action required – November 4, 2025
Zoning – RLD
- 4. BPP PA Heidelberg PV II LLC Land Development Solar – (Kimley Horn)**
Location – northwest corner of Stiegel Pk./Old Mill Rd. (Andy Kline Prop.)
Date submitted – July 18, 2025
Board of Supervisors action required – November 15, 2025
Zoning - AT
- 5. 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

SECRETARY’S REPORT – For Information Only

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

Engineer Lynn noted that the minutes and report were not available for the meeting.

OTHER PLAN/PERMIT ACTIVITY – For Information Only

- 1. Scott Good – SWM Ag Exemption**
Location – 276 Canaan Grove Rd.
Application – Manure Sheds

- 2. Lavern Martin – SWM Ag Exemption**
Location – 972 Stiegel Pike
Application – Grain Storage Bin
- 3. Randall and Mary Ann Horning – SWM Exemption**
Location – 253 Canaan Grove Rd.
Application – Garage
- 4. Lavon Hoover (Jimmy's Green Houses) – SWM Exemption**
Location – 2220 Stiegel Pike
Application – Replace Existing Greenhouses In-kind

ITEMS FOR DISCUSSION/COMMENTS/FROM COMMISSION MEMBERS

Planning Commission requested status updated from Engineer Lynn on the following items:

- 1. Mowing of vegetation at Copper Ridge.**
- 2. Status of discussions with the Keener Legal Counsel and Engineer.**
- 3. Status of the Holzman Subdivision.**
- 4. Status of the Landmark development of Well 8.**

ADJOURNMENT

Motion was made by Dieffenbach and seconded by Hoffman to adjourn the meeting at 8:43 PM. All in favor, motion carried.

NEXT PLANNING COMMISSION MEETING MONDAY, SEPTEMBER 15, 2025