



## HEIDELBERG TOWNSHIP PLANNING COMMISSION

Meeting Minutes 7-29-13

Planning Commission members present: Teena Bailey, Priscilla Brennan, Rodney Schlauch and Douglas Tietze. Also present was Janice Bortz and Roy Stewart. Sid German, Mark Steidinger and Patti Fenstermacher were absent.

Motion by Teena Bailey seconded by Doug Tietze to approve the minutes of April 29, 2013 meeting. Motion carried.

### **Public Comment:**

None

### **Plan Review Old Business:**

None

### **Plan Review New Business:**

1. Leibensperger/Vernarr – Minor Subdivision – Final – Kevin Vernarr and Scot Dietrich from Beitler Surveying presented the plan. Scot Dietrich said the plan should be reviewed as a feasibility since the surveying was not completed at this time. Mr. Vernarr's mother and uncle own the property and are subdividing off 1 building lot for Mr. Vernarr to build his home. Three written waiver requests to be submitted to the Board of Supervisors were reviewed. Roy Stewart's comments were reviewed:

1. Lot 1 is a flag lot.
2. Roy Stewart recommends denying waiver request 1 and 3 since no hardship of the land exists. Granting of waiver 2 is recommended because the lay of the land creates a hardship.

The members agreed with Roy Stewart's comments. They were concerned about allowing a 25 foot driveway when the ordinance requires a 50 foot driveway. Mr. Vernarr will not be putting in the driveway but will use an easement accessing the existing farm tractor road.

Motion by Rodney Schlauch, seconded by Teena Bailey to recommend plan approval and to grant waiver 2 and deny 1 and 3. Motion carried.

Scot Dietrich said that they will attend the August 8<sup>th</sup> Board of Supervisors meeting to request the waivers.

### **Other Business:**

None

### **Adjourn Meeting:**

Motion by Rodney Schlauch, seconded by Teena Bailey to adjourn meeting at 8:15pm. Motion carried.

Respectfully submitted,

Janice M. Bortz  
Recording Secretary