



HEIDELBERG TOWNSHIP PLANNING COMMISSION

Meeting Minutes 6-26-23

7:30pm

Planning Commission members present: Donald Billig, Lucas Savage, Priscilla Brennan, Brian Alnutt, Patti Fenstermacher and Teena Bailey. Also present was Janice Meyers, Dawn Didra and Chris Noll, KCE. Mark Steidinger was absent.

Motion by Teena Bailey, seconded by Lucas Savage to approve the minutes of the May 22, 2023 meeting. Motion carried.

Public Comment:

None

Plan Review Unfinished Business:

None

Plan Review New Business

1. Heidelberg Heights – Major Subdivision – Preliminary: Attorney Jeff Fleischaker and Joe Remko, civil engineer, represented the plan. The plan was redesigned and has 10 building lots with a road in the middle and a cul-de-sac. No waivers from SALDO will be requested. Chris Noll's letter dated 6/26/23 and Dawn Didra's comments dated 6/26/23 were reviewed. Lehigh County Authority mailed the township two letters stating that LCA will provide water to 10 lots for the proposed single-family dwellings with a list of developer requirements. Mr. Remko said that sidewalks will be made along Heidelberg Heights Road and the newly created cul-de-sac road. No storm water management plan has been developed at this time. All lots meet depth to width ratio. Lots are 1.2 to 1.3 acres. Mr. Remko said the developer made a good faith effort to comply with the township's ordinance. Lane widening, shoulder and sidewalks to be paved and the flag lot was removed. There is a 60 foot radius pavement in the cul-de-sac. Many residents attended the meeting. Justine Kubat, 6269 Meadowview, concerned with her front yard view which is right behind the cul-de-sac. Casey Keller, 6229 Meadowview Road, concerned about her view and location of her house to the proposed homes. Vicki MacLaughlin, 6241 Meadowview Road, also has concerns about the additional homes. Some residents were concerned about additional traffic and school bus capacity. Joe of AJ Farms has a cattle farm along side and above the parcel being developed and is concerned about receiving neighbor complaints about his farm and the safety of his animals. Elisa Boyle, 5060 Heidelberg Heights Road, said her property in the rear is along Mill Creek and she is concerned about additional runoff causing more flooding and sediment. Mr. Remko assured the residents that three separate state agencies will review the storm water plans and the developer must be issued a NPDES permit. Mr. Fleischaker stated that the developer asks that this new layout be approved so the project may move forward. Motion by Brian Alnutt, seconded by Lucas Savage to approve the new layout but not the preliminary plan. Motion carried.

Other Business

None

Adjourn Meeting:

Motion Priscilla Brennan, seconded by Brian Alnut to adjourn the meeting at 8:45pm.
Motion carried.

Respectfully submitted,

Janice M. Meyers, Recording Secretary