



HEIDELBERG TOWNSHIP PLANNING COMMISSION Meeting Minutes 3-29-21

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

Motion by Teena Bailey, seconded by Priscilla Brennan to approve the minutes of the February 22, 2021 meeting. Motion carried.

Public Comment:

None

Plan Review Unfinished Business:

None

Plan Review New Business

1. Eugene Handwerk PIN# 553065591720-1 – Major Subdivision – Feasibility – Plan represented by Brian Gasda from Lehigh Engineering and Eugene Handwerk. Don Billig noted that Bake Oven Road runs north and south and Memorial Road runs east and west and should be corrected on the plan. Luke Savage said the plan shows 3 dwellings on Lot 3. Mr. Handwerk said there are 2 dwellings and the one building is mislabeled. Review of Chris Noll's KCE letter, dated 3-17-21: 1. Bridge should be included on the plan., 2. Need sewage sites placed on plan as a sewage planning module is required by law, 3. Mr. Gasda stated that since the developer is not going to build on any lots at this time, they will ask for a building waiver and lots will be labeled agricultural lots. 4. Lot 3 is westerly side of Bake Oven Road. Each lot must be at least 30,000 square feet. Mr. Handwerk said initially Lot 3 was going to be developed but now it is not. Review of Dawn Didra's comments, dated 3-26-21. Lots separated by a road is a natural subdivision and must be shown as two separate lots on the plan. Motion by Mark Steidinger, seconded by Luke Savage to accept the plan as feasibility as per Chris Noll's letter and Dawn Didra's comments. Motion carried.

2. Robert R. Jr. and Anne Louise Hicks – Major Subdivision – Feasibility – Plan was represented by Kim Moore from Barry Isett and Associates, via Zoom, and by Sean and Elizabeth Moyer and Robert Hicks Jr. Mr. Moore explained the plan is a major subdivision even though only 1 lot is being created because this is the third subdivision of the original parcel. Two plan designs were submitted with differing poles for the flag lot being created. Review of Chris Noll's KCE letter, dated 3-17-21: 1. No comment. 2. Sewage testing was completed., 3. No comment. Review of Dawn Didra's comments, dated 3-26-21: FP-1: The corridor of the pole does not meet SALDO 27-403.7 and a written waiver request submitted to the Board of Supervisors is required. The addition of the calculation of residential building lots available for subdivision must be added to the plan. Only 1 building lot is currently available for subdivision. FP-2: No comments. Dawn Didra recommends the waiver once submitted for FP-1 be approved since this plan design will disturb the least area of agricultural land. Don Billig commented that the side yard should state 30 feet and not 50 feet. Motion by Mark Steidinger, seconded by Priscilla Brennan to recommend plan FP-1 due to functionality, aesthetically and scale appropriate as feasibility plan based on Chris Noll's and Dawn Didra's comments and the addition of the calculations. Motion carried.

Other Business:

None

Adjourn Meeting:

Motion by Mark Steidinger, seconded by Priscilla Brennan to adjourn the meeting at 8:10pm. Motion carried.

Respectfully submitted,

Janice M. Meyers, Recording Secretary