



## HEIDELBERG TOWNSHIP PLANNING COMMISSION

Meeting Minutes 10-31-22

7:30pm

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

Motion by Teena Bailey, seconded by Lucas Savage to approve the minutes of the June 27, 2022 meeting with one correction: Lucas Savage was present for the meeting. Motion carried.

### Public Comment:

None

### Plan Review Unfinished Business:

None

### Plan Review New Business

1. Robert R. Jr. and Anne Louise Hicks – Major Subdivision – Final : Plan was represented by Sean and Elizabeth Moyer. Chris Noll's letter dated 10/25/22 was reviewed. A notification must be received by the township that the iron pins and monuments have been set. The recreation fee must be paid. The zoning officer Dawn Didra had no additional comments. Motion by Lucas Savage, seconded by Priscilla Brennan to accept the plan dated 4/1/21, received 10/4/22 as final contingent on the items listed in Chris Noll's letter, dated 10/25/22. Motion carried.
2. Heidelberg Heights – Major Subdivision – Preliminary: Plan was represented by Joseph Rentko of Black Forest Engineering. Mr. Rentko said the plan design was changed so the cul-de-sac entrance lines up with Hausman Road. Chris Noll's letter dated 10/25/22 was reviewed. Comment #3 – Bearings and distances need to be corrected. Comment #8 – Probes completed. Suitable soils but no perc testing has been done. Comment #12 – Flag lot #5 appears to be proposed to increase the lot density. Chris Noll does not agree that this lot should be allowed. The PC members agreed. There were concerns about safety and emergency vehicle access. Dawn Didra said that in SALDO flag lots should not be created just to add density. Comment #13 – Waiver for the flag lot should not be approved by the Board of Supervisors. Comment #15 – The curbing, sidewalk and pavement improvements must be adjusted. Comment #16 – Storm sewer tie in must be shown on the plan. Comment #17 – Work will be required by the Board of Supervisors on the westerly side of Hausman Road as was required of the prior developers of this lot. General comments: Lot 5 and 7 may need to be removed or reconfigured. Neighbors to this property were present and provided concerns as to the number of lots and traffic. Adrian Bruce Hill's name should be added to the plan since his property abuts this parcel. The township needs confirmation from Lehigh County Authority that public water will be accessible for these lots and this must be shown on the plan. Mr. Rentko will ask the developer to take lot 5 off the plan. Motion by Brian Alnutt, seconded by Mark Steidinger to

recommend the waiver for the length of the cul-de-sac to 588 feet. 3 yes – Brian, Mark, Don. 4 no – Teena, Lucas, Patti, Priscilla. Motion does not pass due to lack of yes votes. Motion by Mark Steidinger, seconded by Brian Alnutt to recommend approval of the waiver for depth to width of the lots. 4 yes – Mark, Brian, Don, Lucas. 3 no – Patti, Priscilla, Teena. Motion carries. Motion by Brian Alnutt, seconded by Priscilla Brennan to table the preliminary plan due to the outstanding issues. Motion carries. Mr. Rentko may attend the Board of Supervisors meeting on November 17<sup>th</sup> to request the waivers.

Other Business .

1. Review of proposed solar farm ordinance: The PC members began review of the ordinance and agreed with Dawn Didra's suggestion about adding agricultural uses on the property as in the handout sheet. More review is necessary.
2. Review of update to stormwater management ordinance. Tabled.

Adjourn Meeting:

Motion Priscilla Brennan, seconded by Teena Bailey to adjourn the meeting at 8:38pm.  
Motion carried.

Respectfully submitted,

Janice M. Meyers, Recording Secretary