



HEIDELBERG TOWNSHIP PLANNING COMMISSION

Meeting Minutes 2-25-19

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

Motion by Brian Alnutt, seconded by Mark Steidinger to approve the minutes of the December 17, 2018 meeting. Motion carried.

Public Comment:

None

Plan Review Unfinished Business:

None

Plan Review New Business:

1. Bryam Land Development – Flint Hill Road – Lot Line Adjustment – Preliminary: Plan represented by Bryam Land Development. Janice Meyers was handed revised plans that will be reviewed at a future meeting. The planning commission reviewed Chris Noll's KCE letter dated 1/22/19: The lot line adjustment is creating a smaller and larger lot. The smaller lot will require testing for a secondary septic system due to the wet area of the lot. Chris Noll had reviewed a copy of the revised plans and most of the comments have been met. The zoning officer Dawn Didra's letter dated 2/25/19 was reviewed. The location of the detached garage shown on the plan, does not meet the side yard setbacks in place when the permit was issued. A variance would need to be granted by the zoning hearing board before final plan approval. Motion by Mark Steidinger, seconded by Brian Alnutt to accept the plan dated January 7, 2019 as preliminary contingent to the KCE letter dated 1/22/19 and zoning officer letter dated 2/25/19 being met. Motion carried.
2. William C. Mantz – Minor Subdivision – Feasibility: Plan represented by Greg Snyder and Bill Mantz. Part of lot 2 is located in Lynn Township and the Lynn Township Board of Supervisors motioned at their meeting of February 14, 2019 to defer the review of the plan to Heidelberg Township in a letter dated 2/18/19. The planning commission reviewed Chris Noll's KCE letter dated 1/28/19. Bill Mantz will move the shed from lot 1 to lot 2. The lot line will be moved slightly and a replacement septic system location will be tested. The lot 2 driveway may be located in Lynn Township. Zoning officer Dawn Didra's letter dated 2/25/19 was reviewed. Lot 1 is over the maximum impervious cover allowed so Mr. Snyder will help Mr. Mantz to remove some of the stone area making the impervious area less. Motion by Mark Steidinger, seconded by Brian Alnutt to accept the plan dated 12/20/18 as a feasibility plan contingent on the comments from the KCE letter dated 1/28/19 and the zoning officer's letter dated 2/25/19. Motion carried. The sewage planning module was reviewed. Motion by Brian Alnutt, seconded by Teena Bailey to accept the sewage planning module. Motion carried.

Other Business:

None

Adjourn Meeting:

Motion by Teena Bailey, seconded by Patti Fenstermacher to adjourn the meeting at 8:07pm. Motion carried.

Respectfully submitted,

Janice M. Meyers, Recording Secretary