



HEIDELBERG TOWNSHIP PLANNING COMMISSION Meeting Minutes 5-24-21

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

Motion by Priscilla Brennan, seconded by Patti Fenstermacher to approve the minutes of the April 26, 2021 meeting. Motion carried.

Public Comment:

None

Plan Review Unfinished Business:

None

Plan Review New Business

1. Arlan Hill – Minor Subdivision – Final and Sewage Planning Module (*Plan reviewed as Major and Preliminary.*)

The plan was represented by Cody McFadden from JHA Companies. Chris Noll commented that due to previous lots subdivided from the original tract this plan is a major subdivision and will be reviewed as a preliminary plan. Review of Chris Noll, Keystone Consulting Engineers letter dated 5-21-21: some items may be deferred to the time of building permit issuance but waivers are required. The comment must be added to the plan regarding the agricultural land would require sewage planning is developed in the future. Mr. McFadden said Lot A will be annexed to 8859 Church Rd, the adjoining property. A note will be added to the plan to remove property line. There is missing information on the sewage planning module so this will be reviewed at the next meeting. A waiver request will be needed to have Washington Township waive the review of the plan and defer to Heidelberg Township. No right-of-way dedication on a state road. Review of Dawn Didra's letter dated 5/21/21: A proposed driveway location is required. Lot A should be shown as a residential lot. If the use for Lot B is changing from residential this should be shown on the plan. The calculation stating remaining land available for residential subdivision must be shown on the plan. Motion by Mark Steidinger, seconded by Priscilla Brennan to accept the Arlan Hill preliminary plan as per Chris Noll's letter dated 5/21/21 and Dawn Didra's letter dated 5/21/21. Motion carried.

Other Business:

None

Adjourn Meeting:

Motion by Don Billig, seconded by Brian Alnutt to adjourn the meeting at 7:55pm. Motion carried.

Respectfully submitted,

Janice M. Meyers, Recording Secretary