



## HEIDELBERG TOWNSHIP PLANNING COMMISSION

Meeting Minutes 6-27-22

7:30pm

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

Motion by Teena Bailey, seconded by Priscilla Brennan to approve the minutes of the May 23, 2022 meeting. Motion carried.

### Public Comment:

None

### Plan Review Unfinished Business:

None

### Plan Review New Business

1. Heidelberg Heights – Major Subdivision- Feasibility: Tarek Shehab of A/E Drafting Solutions represented the plan. Many residents from Meadowview Road were in attendance. Mr. Shehab asked that cul-de-sac be allowed at 550 feet instead of 500 feet. Also the depth to width ration for lot 1, 3, 12 is not met due to the shape of the lot. Chris Noll, KCE letter dated June 6, 2022 was reviewed: 1. More soil information is required by SALDO. , 2. The tax map reference is needed on the plan. 3. The name and address of the record owner is required on the plan. 4. The waiver requests should be submitted at the preliminary plan review.. Dawn Didra, zoning officer, commented that some of the driveways are on the property line and need to be at least 10 feet off the property line. No sewage testing was done on this lot. Each lot must have stormwater management shown and a primary and alternate septic location. The PC members agreed that the cul-de-sac entrance should be directly across from Hausman Road for safety reasons. The developer is hoping for Lehigh County Authority to provide public water. The township will need a confirmation letter from LCA on this. Curbs and sidewalks will be required. Referring to the Waterloo Ridge Plan was mentioned. Resident Mr. Ferreira from A.J. Farms at 6270 Church Road commented. His property is adjacent to this parcel. He is applying for agricultural preservation and his land will remain farmed with crop fields and animal husbandry including cows. He is requesting buffering on this parcel due to his ag procedures. He works in the very early morning and sometimes into the night. Chris Noll stated that an agriculture statement is required on the plan. The next submission of the plan should be the preliminary plan.
2. 5182 Mountain Road – Minor Suidivision – Final: Plan was represented by Michael Houston of AASA Land Surveyors. This is the second submission of a preliminary plan. Chris Noll, KCE letter dated June 22, 2022 was reviewed. 1. A planning module must be submitted. 2. A PennDOT highway occupancy permit is required. The easement through Lot 1 to Lot 2 does not meet SALDO requirements. Direct access to Mountain Road is possible by changing the Lot 2 configuration. Mr. Houston stated that the developer would like approval for the 50 foot easement through Lot 1. Motion by Mark Steidinger, seconded by Lucas Savage to table the plan due to poor

design and the requirement of a PennDOT HOP. Motion carried.

Other Business .

1. Review of proposed solar farm ordinance: A brief review of the information packet given to the PC members was completed. Chris Noll will submit a copy of the draft ordinance Lynn Township has been reviewing. Tabled for later review.

Adjourn Meeting:

Motion Mark Steidinger seconded by Lucas Savage to adjourn the meeting at 8:30pm. Motion carried.

Respectfully submitted,

Janice M. Meyers, Recording Secretary

DRAFT