

**Heidelberg
Township**



**Planning
Commission**

York County • Pennsylvania

1. Meeting Called to Order

The May 2026 meeting of the Heidelberg Township Planning Commission was called to order by Chairman Doug Brodhecker at 6:00 P.M. on Wednesday, May 13, 2026.

Members present were Doug Brodhecker, Judy Tessem, Phil Marks, and Andy Warehime, and TerryLynn Ross.

Also present were: Lori Van Tassel (Recording Audiovisual), Andy Brough, Kris Raubenstine, Dee Guinn, Mark Shearer, Doug Stambaugh, Travis Laughman, Mike Myers, and Mark Hudak.

2. Quorum was declared.

3. Pledge of Allegiance was recited.

4. Public Comment:

- a. Mark Hudak asked the Township Zoning Officer ordinance violation questions.
- b. Andy Brough made a comment about the number of right to know requests.
- c. Lori Van Tassel questioned why Township documents haven't all been digitized.

5. Approval of Minutes: Phil Marks made a motion, seconded by Judy Tessem, to approve the March 2026 minutes. Motion passed 5-0.

6. Agricultural Security Area:

- a. Parcel No. 30-000-EE-0084.00-00000 6509 Old Hanover Road, Hanover (Heidelberg Township, York County), Pennsylvania 17331. WC Myers Farms, LP.
- b. Proposal to add 84 acres to an existing agricultural security area where it will remain agricultural farming land. This needs to be enrolled in Agricultural Security Area before submitting a conservation application to York County Preservation.

Judy Tessem made a motion, seconded by Doug Brodhecker, to recommend to the Heidelberg Township Board of Supervisors the acceptance of the parcel in question into the Agricultural Security Area, located at 6509 Old Hanover Road, WC Myers Farms, LP. Motion passed unanimously.

7. Mark Shearer and Dee Guinn Subdivision:

- a. Group Hanover Project 254090, dated 4-6-2026 and drawn by REB, 751 High Rock Road, parcel 30-000-FE-0007.00-00000

- b. Request subdividing 10 acres from the 45.8 acre parcel. The proposed 10 acre parcel contains existing towers.

Engineer, Doug Stambaugh from GHI, presented a plan for Mark Shearer proposing property on High Rock Road be subdivided into one ten acre lot and one 35.8 acre lot. At present this parcel exists in several narrow tracts of land and with a driveway. Proposal would combin all these parcels and creating two lots with a 30 foot wide driveway (right of way) accessible to both lots. Deeds will be rewritten for both lots.

Township Engineer is in possession of the plan. Pending his comments.

Doug Brodhecker made a motion to table until the engineer addresses the subdivision plan, Andy Warehime seconded. Passed 5-0.

8. Trone Family Trust Final Land Development:

- a. Hanover Land Plan Number H9785-22, drawn by RCPH at 685 Gitts Run Road, parcel 30-000-ED-0039.00-00000 located in Heidelberg Township Designated Growth Area Industrial District (DGA-I). Property formerly owned by RVBJ.

Kris Raubenstine, Engineer, representing Trone Family Trust, referencing Township Engineer's review letter dated 23 April 2026. Kris explained requests for waivers of #6, #7, and #8 concerning improvements to a small section of Gitts Run Road.

Phil Marks made a motion, Judy Tessem seconded, to recommend approval of waivers #6, #7, and #8 pertaining to the Trone Family Trust Final Land Development Plan.

Phil Marks made a motion, Judy Tessem seconded, to recommend to the Heidelberg Township Board of Supervisors to approve the Trone Family Trust Final Land Development Plan, Engineer's Project No. 3890.3.06, contingent upon the Township Engineer's comments #6, #7, and #8 having been addressed. Motion passed 5-0.

9. Old Business: None

10. New Business: None

- 11. Adjournment:** Doug Brodhecker made a motion, seconded by Judy Tessem, to adjourn the meeting. The meeting adjourned at 6:44 P.M.

TerryLynn Ross

Planning Commission Secretary