

**Heidelberg
Township**



**Planning
Commission**

York County • Pennsylvania

1. Meeting Call to Order

The August 2026 meeting of the Heidelberg Township Planning Commission was called to order by Chairman Doug Brodhecker at 6:00 P.M. on Wednesday, August 12, 2026

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

Also present was Chris Walker, Township Zoning Officer and Residents: Lori Van Tassel (Recording Audiovisual), Travis Laughman, Mike Myers, Andy Brough, Doug Stambaugh (GHI Engineer), and Clark Craumer (Clark P. Craumer, LLC).

2. Quorum was declared.

3. Pledge of Allegiance was recited.

4. Public Comment None.

5. Approval of Minutes Chairman Brodhecker stated during the Board of Supervisors' July 1, 2026 meeting a typographical error on the Planning Commission's June 10, 2026 Agenda and Minutes Section 510.B.9 was corrected to 510.B.8.

Phil Marks made a motion to approve the June minutes. Andrew Warehime seconded. Motion passed 5-0.

6. Mark Shearer and Dee Guinn Subdivision

- a. Group Hanover Project 254090, dated 4-6-2026 and drawn by REB
- b. 751 High Rock Road, parcel 30-000-FE-0007.00-00000.
- c. Subdividing 10 acres from the 45.8-acre parcel
- d. 90-day extension requested by BoS, granted by applicants.
- e. Solicitor recommended Zoning Hearing for existing tower on newly proposed lot for Special Exception.
- f. Engineer's comments – proposed 10 acre lot exceeds the 2 acre maximum for building lot (§5.2.C.1.d) within a Residential/Agricultural Zoning District (RRA-CV).

Doug Stambaugh (GHI Engineer) representing applicants Mark Shearer and Dee Guinn stated he hadn't received the Township Engineer's comments before this meeting. Chris Walker provided a copy to Mr. Stambaugh. Mr. Walker stated it was the Solicitor's recommendation for a Zoning Hearing requesting a Special Exception if the new lot would contain a radio tower. The Commission discussed lot sizes and the Clean and Green Program requirements in woodlands with less than 10 acres. After the Commissioners and Mr. Stambaugh discussed the

engineer's comments, Mr. Stambaugh stated he would recommend to the applicants to reduce their 10-acre subdivision request to the existing tract line boundaries that would be about a 6-acre lot. The approximate remaining 39.8-acre parcel would contain the existing 2 radio/cell towers negating a Special Exemption. Phil Marks made a motion to table this subdivision plan until we hear back from the applicants. Judy Tessem seconded. Motion passed 5-0.

7. Ruhlman Final Subdivision Plan

- a. Plan C-25-011 Drawn by Clark Craumer, dated 6-29-2026
- b. Subdividing 12.73 Acres in a Rural Resource Area Agricultural District (RRA-A)
 - i. 1.234 acre proposed new lot with remaining 11.498 acres
 - ii. 2008 Locust Road
 - iii. Waiver requested for Locust Road cartway width
 - iv. County and engineer's comments were received.

Mr. Craumer (Clark P. Craumer, LLC) referenced #3 of the Engineer's comments requesting clarification of the minimum lot width definition. Chris Walker responded that it's the street frontage/street right-of-way. Plans indicate Lot width is 133.74' less than the 150' lot width requirement (§5.1.C.1.d). Item #9 of the proposed septic locations are within the setback area. Mr. Craumer will consider moving the lot line back to meet requirements and revise the Final Subdivision Plan.

Chairman Brodhecker made a motion to table the Ruhlman Final Subdivision Plan until the Township hears from the C.S. Davidson Engineer regarding comments on minimum lot width and septic system location. Cartway waiver tabled. Andrew Warehime seconded. Motion passed 5-0.

8. Old Business None.

9. New Business Discussion on Flock Cameras.

10. Adjournment Chairman Brodhecker made a motion to adjourn meeting; Andrew Warehime seconded. Motion passed 5-0. The meeting adjourned at 6:45 P.M.



TerryLynn Ross

Planning Commission Secretary