

**Heidelberg
Township**



**Planning
Commission**

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1. Meeting Call to Order

The June 2026 meeting of the Heidelberg Township Planning Commission was called to order by Chairman Doug Brodhecker at 6:00 P.M. on Wednesday, May 10, 2026

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

Also present were Residents: Lori Van Tassel (Recording Audiovisual), Travis Laughman, Mike Myers, Meg Powell, Mark Hudak, Doug Stambaugh (GHI Engineer), and Kris Raubenstine (HLS Project Manager).

2. Quorum was declared.

3. Public Comment:

- a. Mark Hudak made a statement regarding waivers.
- b. Travis Laughman stated there is another business on Gitts Run Road that has angled curbing without a sidewalk.
- c. Mike Myers asked where the main entrance of the business proposed by Hanover Land Plan Number H9785-22 will be located.

4. Approval of Minutes Judy Tessem made a motion to approve the May minutes, Phil Marks seconded. Motion passed 4-0.

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

Chris Walker conveyed the Township Engineer's question that he was under the impression that there will be a tower on each parcel versus a single parcel. The question on whether creating a new separate lot requires a special exemption for the tower as a secondary use to a dwelling on the parcel was sent to the solicitor for his opinion. Doug Stambaugh, GHI, clarified the applicants' request for one tower on each lot. Each lot in planning process for primary dwellings on each lot. The Commissioners discussed specifications of the applicants' request.

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Doug Brodhecker made a motion to table this subdivision plan until we hear back from the solicitor regarding the requirements for a special exemption for towers on the two lots. Phil Marks seconded. Motion passed 4-0.

6. Recommendation for Approval of Trone Family Trust Final Land Development Plan to Board of Supervisors

- a. Hanover Land Plan Number H9785-22, drawn by RCPH
- b. 685 Gitts Run Road, parcel 30-000-ED-0039.00-00000
- c. Requesting SALDO Waivers
 - i. Section 504.C pertaining to widening the cartway of Gitts Run Road
 - ii. Section 510.B.9 pertaining to providing vertical curbing in the developed area
 - iii. Sections 507 and 524 pertaining to curbing and sidewalk on Gitts Run Road

Kris Raubinstine, HLS, reviewed request for waivers, with widening Gitts Run, the road would only gain about 2 feet on Heidelberg Township side. The Commissioners discussed pro and cons of widening and curbing Gitts Run Road.

Chairman Brodhecker made a motion to recommend to the BoS not to grant the waiver for section 504.C pertaining to widening the cartway of Gitts Run Road. Seconded by Phil Marks. Motion passed 4-0

Chairman Brodhecker made a motion to recommend to the BoS not to approve vertical curbing pertaining to section 510.B.9 providing vertical curbing in the developed area, but instead, the Commissioners instead recommend to approve slanted curbing which is consistent along Gitts Run Road. Seconded by Phil Marks. Motion passed 4-0.

Chairman Brodhecker made a motion to recommend to the BoS to decline the waiver for sections 507 and 524 pertaining to curbing and sidewalk on Gitts Run Road. The Commissioners recommend to approve slanted curbing along Gitts Run Road and no sidewalk. Seconded by Phil Marks. Motion passed 4-0.

Chairman Brodhecker made a motion to recommend to the BoS the approval of Trone Family Trust Final Land Development Plan with the stated changes approved by the Planning Commission regarding the curbing, cartway Widening, and sidewalks. Phil Marks seconded. Passed unanimously.

7. Old Business: Zoning Officer, Chris Walker, stated Hanover Community Church to be on July's agenda

8. New Business: None

9. Adjournment: Phil Marks motioned to adjourn meeting; Judy Tessem seconded. The meeting adjourned at 7:00 P.M.



TerryLynn Ross

Planning Commission Secretary