September 9, 2026

Heidelberg Township Planning Commission

York County • Pennsylvania

1. **Meeting Call to Order**
   The September 2026 meeting of the Heidelberg Township Planning Commission was called to order by Chairman Doug Brodhecker at 6:00 P.M. on Wednesday, September 9, 2026

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

   Also present were residents: Lori Van Tassel (Recording Audiovisual), Meg Powell, Mike Myers, Andy Brough, Deborah Pfeifer, and Glenn Longstreth
   Engineers: Doug Stambaugh (GHI Engineering) and Clark Craumer (Clark P. Craumer, LLC).

2. **Quorum** was declared.

3. **Pledge of Allegiance** was recited.

4. **Public Comment** Meg Powell asked if the Planning Commission will be involved with Township Comprehensive Plan update. Andy Brough stated a Steering Council has been formed and may come in front of the Planning Commission at some point.

5. **Approval of Minutes** Doug Brodhecker made a motion to approve the August minutes. Judy Tessem seconded. Motion passed unanimously 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. Engineer's comments from last month -- 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).
   f. Plan altered to place both radio towers on same lot, negating requirement for Zoning Hearing.
   g. New plan would create 6 acre lot with existing garage on it for building lot. May possibly need Zoning Hearing Board Variance for lot size above 2 acres, or does existing garage negate?

Doug Stambaugh (GHI Engineer) representing applicants Mark Shearer and Dee Guinn stated in order to keep the towers on the same lot they are now requesting subdividing about 5-acres from the main lot. The approximate remaining 40.8 acre wooded parcel would contain the existing 2 radio/cell towers negating a Special Exemption. However, IAW §5.2.C.1.d two acres is the maximum lot size within a Residential/Agricultural Zoning District (RRA-

CV) requiring a Variance. A suggestion was made if the applicants give up their development rights to future subdividing, can the 6 acres be three 2-acre lot parcels/tracts and be considered a tradeoff and to minimize future development.
Chairman Brodhecker made a motion to table the Shearer/Guinn subdivision plan until we hear back from the Township Solicitor on whether the garage meets the threshold of an existing building, if there are deed restrictions, and the need for a variance for exceeding the 2 acres. Phil Marks seconded. Motion to table 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, parcel 30-000-DE-0024.G0-00000
      iii. Waiver requested for Locust Road cartway width
         1. Waiver application and fee not received
      iv. Engineer's comments received still being deliberation regarding where lot frontage is measured as well as septic location regarding setbacks.
         1. SEO involved for septic issue
         2. Solicitor input requested for frontage issue

Mr. Craumer (Clark P. Craumer, LLC) stated the last two items that haven't been addressed and continued discussion of lot septic system definition of a structure and where the lot frontage is measured. Mr. Craumer stated there are limited locations where a septic passes testing. Requesting verification from Township of a septic location within the setback area. DEP guidelines is 10 feet from a property line.

Chairman Brodhecker made a motion to table the Ruhlman Final Subdivision Plan until we hear back from the Township Solicitor regarding where the septic system can be located with the understanding that prior septic systems have been located within a setback in the Township up to this date. Andrew Warehime seconded. Motion to table passed 5-0.

8. **Old Business** None.

9. **New Business** None.

10. **Adjournment** Andy Warehime made a motion to adjourn meeting; Judy Tessem seconded. Motion passed 5-0. The meeting adjourned approximately 6:33 P.M.

TerryLynn Ross

Planning Commission Secretary