

Heidelberg Township Zoning Hearing Board (ZHB) Hearing Minutes, 7:00 pm, April 29, 2026 at Heidelberg Township Municipal Building, 6424 York Road, Spring Grove, PA 17362

Board Members present: Andy Brough, Chairman, Gene Morelock, Vice Chairman, Ellen Thompson, Secretary, J. Kalasnik, Solicitor, Chris Walker, Zoning Officer
Quorum present.

Others present: Lacey Kern, Stenographer,
John Affriol, Engineer for C.S. Davidson, Project Manager for York County Rail Trail Authority (YCRTA), expert witness
Scott Beaverson, solicitor for YCRTA
Lori Van Tassell, audio and video recording.

Since this was the first meeting in calendar year 2026, nominations and voting for Officers were carried out. Nomination of Andy Brough for Chairman was made by Gene Morelock, seconded by Ellen Thompson, motion carried and was unanimous.

Nomination of Gene Morelock for Vice Chairman was made by Ellen Thompson, seconded by Andy Brough, motion carried and was unanimous.

Nomination of Ellen Thompson for Secretary was made by Andy Brough and was seconded by Gene Morelock, motion carried and was unanimous.

Minutes of hearing on 11/19/2025 were approved.

Applicant York County Rail Trail Authority (YCRTA)
Application date 4-01-2026
Application # 4-01-2026

Location of property:

6775 York Road, Spring Grove, Pa 17362 in zoning district DGA- Mixed Residential
Notice of hearing was advertised in Hanover Evening Sun and posted onsite April 11, 2026

Applicant requests three variances to the Township Zoning Ordinance Part 10 Design Standards in order to relieve hardship to completion of an access road and parking area in connection with YCRTA trailhead.

10.4 (A.2) side setback along access drive

10.4 (E.1) lighting in public parking areas

10.4 (F.1) landscaping to screen public parking areas

Mr. Affriol and Solicitor Beaverson presented maps and photos of the area in question and explained the term 'flag lot' and showed a map depicting the area; also they presented a transcript of the previous hearing from 11/19/2025 at which the plan for the parking area was approved by the ZHB.

Mr. Affriol explained why the Variances were requested:

Trail head is compatible with the character of the neighborhood.

The access road and parking area will not impinge on entering from or exiting Route 216, or on neighboring homes or property.

Existing vegetation provides adequate screening of parking areas; since the area is unique in distance from private property and public roads, no additional screening is needed.

Lighting is not needed since the parking lot and trail are closed from dusk to dawn. No trails in the YCRTA system have lighting.

All three requests provide minimum relief for the proposed plan.

Description and explanation of standards for side setbacks to access road: Mr. Affriol explained measurements for roads and berms as shown on the topographic map. The parcel had been subdivided in 2000 and at that time a side setback was established.

ZHB Officer Walker requested a wider turning radius along the curve of the access road to allow adequate space for emergency vehicles since this radius is required by the SALDO. This change was made to the plan.

Chairman Brough made a motion to grant the variance for side setback; motion was carried by voice vote and was unanimous. The appeal from YCRTA was withdrawn.

Chairman Brough made a motion to grant the appeal for no lighting since the situation is unique and the parking lot will not be open between dusk and dawn. It was decided that no variance was required. Also, at the previous hearing on 11/19/2025 it was agreed to place an electronically controlled gate at the entrance to the property on Route 116 which will control access between dusk and dawn. This change was added to the plan. Motion carried and was unanimous.

Chairman Brough made a motion to grant appeal for vegetation screening since the ordinance states vegetation 'may' be required. It was decided that existing vegetation is adequate and that no variance was required. Motion carried and was unanimous.

Solicitor Kalasnik explained that one appeal was withdrawn and two were granted, therefore the written decision will be issued to C.S. Davidson within 45 days.

The hearing was adjourned at 8:27pm.