

October 8, 2025

**Heidelberg
Township**



**Planning
Commission**

York County • Pennsylvania

Meeting Call to Order The October meeting of the Heidelberg Township Planning Commission was called to order by Chairman Travis Laughman at 6:01 P.M. on Wednesday, October 8, 2025.

Members present were Travis Laughman, Doug Brodhecker and Andrew Warehime.

Also, present were Katie Holmes, Lori Van Tassel, Andy Brough, Mike Myers, Cindy Dahler, Marvin Dahler, James Shaw, Frank Kempf, Scott Gunnet, TerryLynn Ross and John Affriol.

Pledge of Allegiance was recited.

A quorum was declared.

Travis Laughman made a motion, seconded by Andrew Warehime, to amend the agenda to include under section C. York County Rail Trail Authority, the request for a Zoning Variance. Motion passed 3-0.

3. Public Comment

- a. Jim Shaw of Lexus Dr thanked the Planning Commission and read a statement of Thomas Jefferson.
- b. Andy Brough thanked Jim Shaw for his comments.

4. Approve Previous Meeting Minutes Travis Laughman made a motion, seconded by Doug Brodhecker, to approve the September 2025 minutes. Motion passed 3-0.

5. Old Business

a. Lamplighter Homes/Ruhlman Concrete, LLC—1353 Marburg Road

i. Final Subdivision Plan

- 1. Plan C-25-010 drawn by Clark Craumer, dated 07-01-2025 and revised 9-3-2025.
- 2. Proposes subdividing 1 acre with existing dwelling from 9.2-acre lot, allowing to build a future garage/shop on the remaining area of the parcel.
- 3. Final Engineer Comments addressed, waivers and approval to go before BOS at November meeting
 - a. Zoning Officer misunderstood status; this plan and waivers should have been on October BOS Agenda.

Travis Laughman acknowledged the above status.

b. Hanover Community Church – 1959 Smith Station Road

i. Final Land Development and Reverse Subdivision Plan

- 1. Plan H9810-23 Drawn by SMG, Hanover Land Services dated 1-30-2024 and revised 8-12-2025.
- 2. Engineer's Comments received 9-3-2025.

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- a. Upon setting agenda, Zoning Officer reached out to our Engineer to see if there had been communication from HLS. Engineer advised there had not. Zoning Officer reached out to HLS for updates. It was discovered that a typo from our Engineer had prevented HLS from receiving our Engineer's Comments. HLS was provided with our Engineer's Comments on 6 October, along with an apology from both our Engineer and the Township for the oversight.

Scott Gunnet, of HLS, presented responses to Engineer Comments and an additional waiver request.

Travis Laughman made a motion, seconded by Andrew Warehime, to recommend to the BOS the following waiver requests for Final Land Development and Reverse Subdivision Plan for Hanover Community Church, 1959 Smith Station Road, S403 – Feasibility Report on Water Facilities, S405, 406.E.15-Traffic Study, S504.A&C- Minimum Cartway Width, S507.A-Curbs, Gutters and Walkways and S510.B.12-Driveways and Access Drives. Motion passed 3-0.

Doug Brodhecker made a motion, seconded by Travis Laughman, to approve the Final Land Development and Reverse Subdivision Plan conditionally based upon the acceptance of the waivers by the BOS. Motion passed 3-0.

c. York County Rail Trail Authority

i. Zoning Special Exception

1. Section 4.2 of Zoning Ordinance, to establish a Park, Playground and/or other Non-Commercial Recreation Use in the Designated Growth Area – Mixed Residential Zoning District.

ii. Zoning Variance

1. A variance from Section 10.4.H.1 of the Heidelberg Township Zoning Ordinance regarding the required number of parking spaces per acre for parks and non-commercial recreational uses.

John Affroil, of C.S. Davidson, presented the Special Exception and Variance requests to the Planning Commission.

Travis Laughman made a motion, seconded by Andrew Warehime, to recommend the Special Exception from Section 4.2 of Zoning Ordinance, to establish a Park, Playground and/or other Non-Commercial Recreation Use in the Designated Growth Area – Mixed Residential Zoning District to the Zoning Hearing Board. Motion passed 2-1. Doug Brodhecker voted against.

Travis Laughman made a motion, seconded by Andrew Warehime, to recommend a variance from Section 10.4.H.1 of the Heidelberg Township Zoning Ordinance regarding the required number of parking spaces per acre for parks and non-commercial recreational uses to the Zoning Hearing Board. Motion passed 2-1. Doug Brodhecker voted against.

6. New Business

a. Andy Brough discussed the possible future need for an updated Comprehensive Plan and Zoning Ordinance. Doug Brodhecker stated that the previous Manager had discussed this before and the possible grants available to do so. Andy Brough also discussed a prior ZHB decision and the request from the resident to update the Zoning Ordinance at the October BOS meeting.

7. Adjournment

Travis Laughman made a motion, seconded by Doug Brodhecker, to adjourn the meeting at 7:34. Motion passed 3-0.



Katie Holmes, Secretary