

East Hanover Township Planning Commission
Meeting Minutes
February 15, 2024

Members:

*Thomas Ehrhart
*Justin Beamesderfer
*Marvin Smith
*Dennis Grubb
*Kenneth Moyer

*= Present for the meeting

Others Present:

Erik Harmon, Township Manager
John Poff, Township Engineer, Light-Heigel & Associates, Inc.

The meeting was held in person and was called to order at 7:30 pm.

Minutes from the previous meeting (January 18, 2024) were approved.

Public Comments: None.

New Business:

- **Lila Basnet, 34 Homestead Road – Stormwater Management Exemption Plan:** Mr. Alex Kinzey, Steckbeck Engineering, attended the meeting and provided an overview of the request. Mr. John Poff, Township Engineer, provided a review of his comments. Mr. Kinzey will make a minor revision to the plan to correct the property owner’s name. A motion was passed accepting the plan for review and recommending the Board of Supervisors approve the exemption request subject to the satisfactory resolution of the comments in the Light-Heigel memo dated February 15, 2024.
- **Brent & Lawanda Hostetter, 17 Reeds Creek Rd - Stormwater Management Exemption Plan:** Mr. Alex Kinzey, Steckbeck Engineering, attended the meeting and provided an overview of the request. Mr. Hostetter also attended the meeting. Mr. John Poff, Township Engineer, provided a review of his comments. A motion was passed accepting the plan for review and recommending the Board of Supervisors approve the exemption request subject to the satisfactory resolution of the comments in the Light-Heigel memo dated February 15, 2024.

Old Business:

- **Kevin & Pamela Zearfoss, 34 Park Drive - Stormwater Management Plan:** The property owner would like to construct a 40’ x 60’ pole building (detached garage) and has submitted a stormwater management plan prepared by Chrisland Engineering. The applicant previously received a stormwater management exemption in 2020 to construct a single-family dwelling, driveway, and on-lot sewage disposal system. Some time after the construction of the driveway, dwelling, and on-lot sewage disposal system, a gravel driveway and detached accessory structure were constructed without permits or approvals. The current plan review period expires on March 13, 2024. Mr. Poff had a conversation with the applicant’s consultant

and the applicant is considering changes to the plan. The consultant submitted a request for a 90-day extension. A motion was passed recommending the Board of Supervisors grant the requested extension.

- **Daniel Landis, 806 & 838 Ono Road – Request for Planning Waiver & Non-Building Declaration:** The Township received a request for a sewage planning module waiver which was processed through the Lebanon County Planning Department and forward to the Township. A motion was made and passed accepting the waiver request for review and recommending the Board of Supervisors approve the request.

Other Business:

- **Comprehensive Plan Update:** The Commission continued discussion on updating the Comprehensive Plan, to include review and updates to existing land uses, assumptions on future land uses, and any need for zoning district adjustments. The Commission reviewed the Final Draft of the updated Comprehensive Plan. A motion was passed recommending the Board of Supervisors initiate the process to formally adopt the updated Comprehensive Plan.

The Commission reviewed draft changes to Section 250-200 concerning regulations applicable to all **principal solar energy systems**. A motion was passed recommending the Board of Supervisors move forward with the formal approval of the proposed revisions of Section 250-200.

Keeping of Livestock Outside of the Agriculture District: Currently, the keeping of livestock and poultry is only allowed in the Agricultural district except for Accessory Keeping of Horses, which is allowed in the Agricultural and Residential Low-Density districts. The Commission discussed the agricultural nature of the Township and the appropriateness of keeping livestock in the Residential Forest district. The Commission reviewed the updated draft zoning amendment and passed a motion recommending the Board of Supervisors move forward with approval of the revised language.

Both of the above amendments, as well as updates to the zoning map would be bundled together into one advertisement, comment period, and approval once the updated Comprehensive Plan is approved.

- The Commission previously deferred discussion of several topics to a future meeting. These include Elder Housing; Transportation Studies and Official Map Development; No-Impact Home Businesses; I-81 Proposed Development and Intermodal Truck Parking; Microbreweries/Distilleries/Wineries; Bulk Water Extraction; Industrial Hemp; Natural Gas Compressor Stations; Traffic Impact Fees – Updated Study, updating fence regulations, and a review of current zoning allowing two principal structures on a single lot.

Monthly Zoning Permits Review: The Commission reviewed the list of zoning/building permits issued (3) since the previous meeting.

The meeting was adjourned at 8:05 pm.