

East Hanover Township Planning Commission
Meeting Minutes
April 18, 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.
Steve Dellinger, Township Planner, Hanover Engineering

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

Minutes from the previous meeting (March 21, 2024) were approved.

Public Comments: None.

New Business:

- **Constance Hayden, 10478 Mountain Road – Zoning Hearing Application - Variance and/or Special Exception Request to Conduct Home Occupation (Pet Grooming) Within an Accessory Structure:** The Commission reviewed the Zoning Hearing Board (ZHB) request. The nature of the request could meet the requirements for a home occupation if the business were conducted inside the home. However, the applicant desires to conduct the business (pet grooming) in an accessory building (garage). The Planning Commission recommends the Zoning Hearing Board evaluate any needs or considerations related to water or waste/water sewage for the garage during their review of the request.
- **Keystone Service Systems, Inc., 1078 Gravel Hill Rd – Zoning Hearing Application – Variance Request to Replace an Existing Gravel Parking Lot with Stabilized Turf:** The applicant proposes to replace a stone parking area with stabilized turf. The Commission reviewed the request and recommends the Zoning Hearing Board consider the following during their review and hearing:
 - If the request is approved, determine who would inspect the work to confirm the stabilized turf was constructed in accordance with proposed design.
 - Request the applicant provide additional details on how often this parking lot would get used during a typical year. For example, the applicant could provide a list of special events held during the year during which, this overflow lot would be used.

Old Business:

- **Kevin & Pamela Zearfoss, 34 Park Drive - Stormwater Management Plan:** A revised plan was submitted to address the concerns with the distance of the drive from the riparian buffer. Mr. Poff reviewed the comments provided in the Township Engineer review comment letter dated April 18, 2024. Mr. Zearfoss also attended the meeting to provide additional information and answer questions. Mr. Zearfoss asked about a small portion of the existing drive that slightly overlaps with the riparian buffer. The Planning Commission does not object to the existing condition remaining. There was also discussion about an additional building being constructed in the future. The Planning Commission recommend the stormwater management plan address that future building. Pending those revisions, no action was taken by the Planning Commission at this time.

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 comments from North Annville Township, East Hanover Township - Dauphin County, and North Londonderry Township. Proposed responses to those comments were also reviewed. The Township has not yet received any comments from the Lebanon County Planning Department. A motion was made and passed recommending the Township respond to the Townships that reviewed the draft and thank them for their comments. A second motion was made and passed that the Planning Commission recommends the Board of Supervisors adopt the draft Comprehensive Plan with the provided 3 text revisions.

Zoning Ordinance Updates: The Commission reviewed draft text changes to Section 250-200 concerning regulations applicable to all principal solar energy systems; Section 250-41 and 250-51 concerning special exception uses related to the keeping of livestock and fowl, including the accessory keeping of horses, in the Residential Forest (RF) and Residential Low Density (RLD) districts, respectively; and Section 250-94 concerning permitted uses in the Limited Industrial (LI) district. The draft text changes were reviewed. A motion was made and passed recommending the Board of Supervisors pursue formal adoption of the revise ordinance.

Elder Housing and Accessory Dwelling Units: The Commission reviewed the Zoning Ordinance related to Section 250-242, Accessory Apartments, and Section 250- 246, Elder Cottage Housing. Mr. Dellinger provided draft language from other Townships for consideration. The Planning Commission will review the information and continue discussion at the next meeting.

Public Comments: Mr. & Mrs. Bickle, of 22 Log Cabin Road, attended the meeting and asked questions related to zoning. The first question related to Air Bed and Breakfast (Air BnB). The Commission replied that the Township passed a zoning ordinance amended in December 2023 addressing that use and limiting it to Agricultural and Commercial zoning districts. The second question concerned any future intensive development near the racetrack. The Planning Commission is not aware of any planned intensive development in that area. Any intensive develop would rely on an expansion of public water and sewer.

- 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 revisions to parking lot requirements to address the use of stabilized turf.

Monthly Zoning Permits Review: The Commission reviewed the list of zoning/building permits issued (6) since the previous meeting.

The meeting was adjourned at 9:00 pm.