

**East Hanover Township Planning Commission**  
**Meeting Minutes**  
**August 15, 2024**

Members:

- \*Marvin Smith
- \*Justin Beamesderfer
- \*Mike Long
- \*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 called to order at 7:30 pm.

Mike Long was appointed by the Board of Supervisors to fill out the remainder of Thomas Ehrhart's 5-year term, which ends 12/31/2025.

**Reorganization:** The Commission needed to reorganize because Chairman Thomas Ehrhart's resignation was accepted by the Board of Supervisors at the 7/29/2024 Board of Supervisors meeting. The following were nominated and appointed for the remainder of 2024:

- Chairman – Marvin Smith
- Secretary – Ken Moyer
- Recording Secretary – Erik Harmon

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

**Public Comments:** None.

**New Business:**

- **David & Denise Litwak, 527 Mill Road – Stormwater Management Exemption Plan:** The applicant proposes to install a 3,200 SF pole building and a 450 SF stone pad. No driveway is planned to be constructed to the building. Mr. Alex Kinzey, Steckbeck Engineering, attended the meeting and provided information on the request. Mr. Poff provided an overview of the engineering review comments. The Commission passed a motion recommending the Board of Supervisors approve the Stormwater Management Plan exemption contingent upon the applicant satisfactorily addressing all comments in the August 15, 2024 Light-Heigel review memo.
- **Lee Dickerson, 7 Sawmill Lane – Waiver Request §179.31.E (All driveways with slopes of 10% or greater shall be paved):** The applicant's engineer submitted a written request for a waiver of the requirement to pave the first 545 feet of the driveway from Sawmill Lane towards the dwelling, which has an average slope of 12.5%. The remaining 130 feet of the driveway is paved. The waiver request cited safety concerns as the reason for the request, claiming that the

paved portion of the driveway resulted in uncontrolled sliding of vehicles. The Commission noted that when the plan was originally reviewed the applicant was granted a waiver to exceed the maximum driveway slope of 12%. The waiver permitted the applicant to construct the driveway at 14%(+/-), but the applicant was aware of the ordinance requirement that driveways with slopes of 10% or greater shall be paved. The Commission passed a motion recommending the Board of Supervisors to deny the waiver request.

**Old Business:** None.

**Other Business:**

- **Parking Requirements / Stabilized Turf:** The Commission continued discussion on adding stabilized turf for parking areas as part of the Township ordinance. Mr. Dellinger provided draft language for the Commission to review. The draft included a recommendation to update the definition of impervious coverage in the zoning ordinance to be consistent with other Township ordinances. The Commission discussed whether stabilized turf should be considered impervious for stormwater management aspects. The Commission decided to remove references to stormwater management & storage calculations from the zoning definition text. The Commission passed a motion recommending the Board of Supervisors move forward with adopting the zoning amendment, as revised, and that the amendment be combined with other amendments to keep advertising costs down.
- **Elder Housing and Accessory Dwelling Units:** The Commission continued review of the Zoning Ordinance related to Section 250-242, Accessory Apartments, and Section 250- 246, Elder Cottage Housing. Mr. Dellinger previously provided draft language for consideration. The Planning Commission discussed minimum and maximum sizes for accessory apartments and elder cottages. Other changes discussed were requiring the principle dwelling to be owner occupied, increasing the time requirement for notice of termination from 10 to 30 days, and adding text to state that the sewer shall be per the Township's SEO. Mr. Dellinger will revise the draft language to reflect the discussion and will prepare the draft ordinance amendment for review and consideration at the next meeting.
- The Commission previously deferred discussion of several topics to a future meeting. These include 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, and updating fence regulations.

**Monthly Zoning Permits Review:** The Commission reviewed the list of zoning/building permits issued (5) since the previous meeting.

The meeting was adjourned at 8:58 pm.