

East Hanover Township Planning Commission
Meeting Minutes
September 19, 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.

Reorganization: The Commission needed to reorganize because the position of Vice Chairman was neglected at the prior meeting. Justin Beamesderfer was nominated and appointed to the position of Vice Chairman.

Minutes from the previous meeting (August 15, 2024) were approved.

Public Comments: None.

New Business:

- **302 Investment Group, LLC – Jonestown Road, West of Yordy’s Bridge Road – 6-lot Subdivision Plan & DEP Sewer Exemption Mailer**
 - 302 Investment Group submitted a new plan for a 6-lot subdivision. The Commission passed a motion accepting the plan for review.
 - The sewer exemption mailer was acknowledged.

Old Business:

- **Blatt & Tillett – 10630 Allentown Blvd – Minor Land Development Plan:** A revised plan was submitted. Mr. Poff reviewed the comments provided in the Township Engineer review letter dated September 19, 2024. Andrey Ney from Matthew & Hockley/Chrisland Engineering also attended the meeting to provide additional information and answer questions. A motion was passed recommending the Board of Supervisors approve the plan contingent upon satisfactory resolution of the comments in the review memo.

Other Business:

- **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 a revised draft based upon the prior

discussion. A few minor text edits were identified. The Commission passed a motion recommending the Board of Supervisors move forward with adopting the zoning amendment, as revised.

- **Fences, Microbreweries/Distilleries/Wineries, Truck Parking & Loading:** Mr. Dellinger provided information for the Commission to review. The Commission began reviewing Zoning Ordinance Section 250-173 – Fences, Walls and Hedges. The Commission discussed the current maximum height of fences (in the front yard and overall) based on the type of use (residential & commercial), setbacks for fences, regulations for agricultural fences, and potential setbacks for tree/shrub planting in agricultural areas. The Commission also began reviewing truck parking and loading information (specific to highway-oriented parking & rest areas – not associated with commercial/industrial uses). The Commission discussed possibly providing a truck parking/rest area use in some zoning districts and also adding language that certain industrial uses would be required to provide additional parking/rest areas and amenities. Discussion regarding Microbreweries/Distilleries/Wineries was deferred to a future 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 (9) since the previous meeting.

The meeting was adjourned at 8:52 pm.