

East Hanover Township Planning Commission
Meeting Minutes
July 18, 2024

Members:

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

*= Present for the meeting

Others Present:

Erik Harmon, Township Manager
Steve Dellinger, Township Planner, Hanover Engineering

The meeting was called to order at 7:30 pm.

Minutes from the previous meeting (June 20, 2024) were approved.

Public Comments: None.

New Business: None.

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 current draft specifies that stabilized turf is considered impervious. Mr. Dellinger will add a definition of stabilized turf to the draft language for Commission review and continued discussion.

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 that requiring the principle dwelling to be owner occupied should continue to be part of both sections. Changes that were discussed for the elder housing section included simplifying the language specifying the relationship of the elder housing occupants to the owner/occupant of the primary residence; adding the elder housing as a special exception use to the Residential Forest (RF) and Residential Low Density (RLD) zoning districts; adjusting the maximum floor area to be consistent with manufactured homes typically and currently available for sale; requiring a 2-acre minimum lot size in the RLD zoning district; and adjusting the language relating to the requirement for the owner to notify the Township when a qualifying individual is no longer occupying

the elder housing. The Commission agreed that the Township should consider modifying the ordinance to allow the elder cottage to remain on the lot if an allowable use is identified and approved. Mr. Dellinger will revise the draft language to reflect the discussion. The new draft will also review, and revise as necessary, the language for Accessory Apartments, specifically relating to continued use of the accessory apartment (or elder housing) when a qualifying individual no longer occupies the space. The goal will be to make the notification and approval process similar for accessory apartments and elder housing.

- 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 9:01 pm.