

**East Hanover Township Planning Commission**  
**Meeting Minutes**  
**October 17, 2024**

Members:

- \*Marvin Smith
- \*Justin Beamesderfer
- \*Mike Long
- \*Dennis Grubb
- \*Kenneth Moyer

\*= Present for the meeting

Others Present:

Erik Harmon, Township Manager & Recording Secretary  
John Poff, Township Engineer, Light-Heigel & Associates, Inc.  
Steve Dellinger, Township Planner, Hanover Engineering

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

Minutes from the previous meeting (September 19, 2024) were approved.

**Public Comments:**

- Beth Geppert, 53 Pleasant View Road, informed the Planning Commission that Kreider Farms had contacted her to request she sign over the additional road right-of-way needed for Kreider Farms to construct road improvements along Pleasant View Road. She asked if the Planning Commission has any plans to take the land if they refuse to transfer it voluntarily. Mr. Smith thanked her for attending and providing feedback, informed the public that no new information/plans have been submitted to the Township by Kreider Farms, and clarified that the Planning Commission is a review and advisory committee, with no approval authority. Mrs. Geppert also had concerns about the truck traffic associated with the proposed Kreider Farms development, road widening in front of her property, and well contamination/ground water consumption.
- Emily Breckbill, 56 Pleasant View Road, voiced concerns about the Kreider Farms development project and Pleasant View Road improvements. She stated that Kreider Farms told them that if they didn't voluntarily sign over the land needed for additional road right-of-way, that the Township would take it by eminent domain proceedings. Mr. Harmon said that because the Township is the applicant for the PennDOT Highway Occupancy Permit, the Township would be the entity to pursue the land taking if they choose to, however he did not think that the Township had any interest in pursuing the land taking. Mrs. Breckbill also voiced concerns about stormwater management for road widening and a waiver request that Kreider Farms will be submitting in the near future. Mr. Poff explained that the stormwater management for the on-site development will be in compliance with Township stormwater management regulations, but Kreider Farms will be requesting a waiver of rate and volume requirements. Mrs. Breckbill also voiced concerns that Kreider Farms has no plans to relocate their existing fence in the area of the road widening.
- Mike Worm spoke on behalf of his mother, Grace Worm, who lives at 91 Pleasant View Road. He stated that he has concerns about the roadway and heavy truck traffic proposed by the

Kreider Farms development. He said that his mother takes walks along Pleasant View Road and he also has safety concerns regarding the truck traffic.

**New Business:**

- **Richard & Donna Miller – 7 Coon Creek Road – Stormwater Exemption Plan**

The applicant proposes to install a 2,500 SF barn and a 1,600 SF equipment shed. The applicant received a stormwater management exemption in 2023 for construction of a 4,800 SF hay barn. 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 October 17, 2024, Light-Heigel review memo.

- **AA Solar, LLC – 75 Pleasant View Road – Zoning Hearing Application**

The applicant has requested a zoning variance to establish a 1.28 MW DC ground-mounted, fixed tilt, solar array, which constitutes a “Principal Solar Energy System” in accordance with the Zoning Ordinance. Construction of a ground-mounted Principal Solar Energy System in the Agricultural Zoning District requires a variance of Section 250-200.E.(1) of the Zoning Ordinance. The Commission passed a motion to send the following comments to the Zoning Hearing Board: The Planning Commission reviewed the application and did not find any compelling arguments that favor granting the variance requested. It appears that the size of the proposed solar development is financially driven as opposed to agriculturally driven.

**Old Business:**

- **302 Investment Group, LLC – Jonestown Road, West of Yordy’s Bridge Road – 6-lot Subdivision Plan**

The applicant proposes a six-lot subdivision of the existing 4.51 tract, with all six proposed homes connecting to the public sewer. A regional stormwater management facility is proposed on lots #1 & #2. Randy Dautrich, Dautrich Engineering, attended the meeting to provide additional information and answer questions. The Commission reviewed the letters prepared by the Lebanon County Planning Department, Hanover Engineering (sewer), Light-Heigel & Associates, and the Township’s Zoning Officer. Mr. Harmon noted that he commented in his review letter that the Township should consider requiring the developer provide a 20 ft wide utility easement to allow for future sanitary sewer to the lands south of the proposed subdivision. Mr. Poff provided an overview of the engineering comments; several waiver requests will need to be submitted. No action was taken at this time by the commission.

**Other Business:**

- **Elder Housing and Accessory Dwelling Units:** The Commission reviewed comments from the Board of Supervisors (BOS) regarding the proposed amendments to Section 250-242, Accessory Apartments, and Section 250- 246, Elder Cottage Housing. The BOS questioned the need for the “legal relative” requirement and asked the Commission to consider an easier approval process for Accessory Apartments and Elder Cottage Housing. The Commission agreed to remove the “legal relative” requirement but maintained that Zoning Hearing approval should be required so that neighboring property owners will receive notification(s) and an opportunity to raise concerns/ask questions at a hearing. The Commission decided to send commentary back to the BOS for review and consideration.

- **Fences:** Mr. Dellinger distributed examples of fence regulations for review prior to the November Planning Commission 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 (3) since the previous meeting.

The meeting was adjourned at 9:04 pm.