

**East Hanover Township Planning Commission
Meeting Minutes
January 16, 2025**

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.

All members were present. Mr. Grubb was re-appointed by the Board of Supervisors for a 5-year term.

Reorganization for 2025: The following members were nominated and appointed for 2025:

- Chairman – Marvin Smith
- Vice-Chairman – Justin Beamesderfer
- Secretary – Ken Moyer (Recording Secretary – Erik Harmon)

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

Public Comments:

- Virgil Heisey, 10123 Jonestown Road, asked if the Commission has considered allowing the keeping of livestock in the High-Density Residential zoning district. The Commission stated that they had recently worked on a zoning ordinance amendment that permitted livestock (with conditions) on properties greater than 10 acres in size located in the Low-Density Residential and Residential Forest zoning districts. Currently there is no plan to allow the keeping of livestock in the High-Density Residential zoning district.

New Business: None.

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 acre tract, with all six proposed homes connecting to the public sewer. A regional stormwater management facility is proposed on lots #2 & #3. The applicant is still working towards obtaining the NPDES permit. No action was taken by the Commission.

Kreider Farms – Pleasant View Road – Land Development Plan: The applicant proposes the construction of five (5) egg layer barns and an egg processing facility north of I-81, two (2) pullet

barns south of I-81, and off-site road improvements along Pleasant View Road. Mr. Poff provided an overview of the engineering review comments. The PennDOT permits have still not been issued as it appears the Developer is having difficulties acquiring the additional rights-of-way, easements, etc., necessary to construct the Pleasant View Road improvements. No action was taken by the Commission.

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 provided a final draft based upon the prior discussion. The Commission agreed to send the final draft to the Board of Supervisors for their review and comment.
- **Fences:** At the December meeting, Mr. Dellinger distributed example regulations for review. The Commission discussed fence height limitations based on location & certain uses, the maximum height of fences in the front yard, fence setbacks from property lines, agricultural fencing, electric fencing, etc. Mr. Dellinger will prepare a draft based upon the discussion.
- **Future Topics:** The Commission discussed future topics for 2025, including traffic impact fees, future land use, and an official map.
- 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; and Traffic Impact Fees – Updated Study.

Monthly Zoning Permits Review: The Commission reviewed the list of zoning/building permits issued (1) since the previous meeting.

The meeting was adjourned at 8:45 pm.

Submitted by Erik Harmon