

**East Hanover Township Planning Commission**  
**Meeting Minutes**  
**February 20, 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.

Minutes from the previous meeting (January 16, 2025) were approved.

**Public Comments:** None.

**New Business:**

- **Cindy Bohn, 61 Bullfrog Road – Minor Subdivision Plan:** The applicant proposes a two-lot subdivision of the existing 115.557 acre tract. The existing single-family dwelling and farm buildings would be located on Lot #1, which would be 64.774 acres in size. Lot #2, which would be 50.783 acres in size, is proposed as an “Agricultural Lot”, with no improvements. The Commission accepted the plan for review.
- **Mike & Stacy Shope, 183 County Line Road – Stormwater Management Exemption Plan:** The applicant proposes the construction of a 2,880 SF horse barn, 6,545 SF of new gravel driveway, and a horse-riding arena. Mr. Poff provided an overview of the engineering review memo. 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 February 20, 2025, Light-Heigel review memo.

**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 NPDES permit was issued on 1/30/2025. The applicant revised the sewer connections at the request of the Township, so there will only be one utility trench across Jonestown Road. The Commission passed a motion recommending the Board of Supervisors

approve the plan contingent upon the applicant satisfactorily addressing all comments in the most recent review memos from Light-Heigel & Hanover Engineering.

**Other Business:**

- **Elder Housing and Accessory Dwelling Units:** The Commission continued its 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 on the prior discussion. The Commission had previously agreed to send the final draft to the Board of Supervisors for their review and comment.
- **Fences:** The Commission continued its review of the Zoning Ordinance related to Section 250-173, Fences, Walls, and Hedges. Mr. Dellinger provided a draft with different options to consider based on the prior discussion. The Commission reviewed the draft and discussed the options presented. Mr. Dellinger will prepare a revised draft based on the discussion.
- **Truck Parking:** Mr. Dellinger provided information regarding truck parking and loading as part of the requirements for certain land uses such as warehousing and truck depots, and also as a stand-alone principal use. The Commission will review the information provided prior to the March meeting.
- **Joint Meeting with Board of Supervisors:** The Commission discussed the possibility of a joint meeting with the Board of Supervisors to discuss traffic impact fees and future land use planning. The Commission agreed to schedule a joint meeting with the BOS at a regularly scheduled 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; and Traffic Impact Fees – Updated Study.

**Monthly Zoning Permits Review:** The Commission reviewed the list of zoning/building permits issued (6) since the previous meeting.

The meeting was adjourned at 8:48 pm.

Submitted by Erik Harmon