

**East Hanover Township Planning Commission  
Meeting Minutes  
March 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  
Su Phillips, Traffic Engineer, Rettew Associates  
Ed Heagy, Township Supervisor  
Stefan Wentling, Township Supervisor

The meeting was called to order at 7:30 pm. Mr. Smith notified the audience that the meeting has been advertised as a joint planning meeting between the Planning Commission and the Board of Supervisors.

All members were present.

Minutes from the previous meeting (February 20, 2025) were approved.

**Public Comments:** None.

**New Business:**

- **Prairie Fire Farms Foundation, Inc., 201 & 217 Angle Road – Zoning Hearing Application:** The applicant has submitted a variance request of §250-184 to establish one (1) travel trailer on each lot (201 & 217 Angle Road) to be used as dwelling units (temporary housing). There were some questions regarding the definition of “temporary housing”, but the Commission did not have any specific comments to send to the Zoning Hearing Board.
- **Donald & Christine Eisenhauer, Lot #13, Hilltop Drive – Stormwater Management Plan:** The applicant proposes the construction of a 4,020 SF single-family dwelling, a 1,900 SF accessory pole building, 10,629 SF of driveway, and an on-lot sewage disposal system. The plan proposes 1.765 acres of earth disturbance. Stormwater management facilities are shown on the subdivision plan, recorded in 2006, however the applicant needs to obtain a new NPDES Stormwater Permit, which requires a new stormwater design. Mr. Poff provided an overview of the engineering review memo. The Commission accepted the plan for review.

**Old 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. Chris Hinkle from Burget & Associates was in attendance to represent the plan. Mr. Poff provided an overview of the engineering review memo and Mr. Harmon reviewed a few items from the zoning review memo. The Lebanon County Planning Department also provided a review memo. The Commission passed three motions related to the Plan:

- The Commission recommends the Board of Supervisors approve the following waivers:
    - To allow a location map at a scale of 1"=2000' instead of the 1"=800' required by §185-15.C.1.
    - To allow a plan scale of 1"=100' instead of the 1"=50' required by §185-15.C.5.
  - The Commission recommends the Board of Supervisors approve the Sewage Facilities Planning Waiver & Non-Building Declaration.
  - The Commission recommends the Board of Supervisors approve the minor subdivision plan contingent upon the applicant satisfactorily addressing all comments in the review memos.
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- **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. The Commission had recommended conditional approval of the plan at the February 20, 2025 Planning Commission meeting; however, the applicant has submitted a revised plan. The revised plan added a roof to be constructed over the riding arena, which will add 5,243 SF of impervious coverage. This roof is shown as a future improvement that is to be constructed in the next few years. Mr. Poff provided an overview of the engineering review memo. The Commission passed a motion recommending the Board of Supervisors approve the revised Stormwater Management Plan exemption contingent upon the applicant satisfactorily addressing all comments in the March 20, 2025, Light-Heigel review memo.

#### **Other Business:**

- **Traffic Impact Fees and Future Land Use Planning:**

Su Phillips, traffic engineer, provided information about traffic impact fees. She had previously shared a proposal to update the Township's current Act 209 traffic impact fee ordinance. The current Act 209 ordinance establishes East and West Service Areas, covering a significant portion of the Township. Because minimal development is anticipated in the next ten years, updating the current Act 209 ordinance is not recommended due to the cost. However, the Township could consider narrowing the scope of the ordinance to industrially zoned areas where development is expected. Although the steps to prepare the study and adopt the ordinance would remain the same, narrowing the scope could reduce costs for the Township. Mr. Smith noted that the Township has only collected a minimal amount of traffic impact fees since the ordinance was enacted nearly fifteen years ago. He also highlighted that specific road improvements could still be discussed with developers, even without an Act 209 ordinance. Ms. Phillips agreed and added that some townships require certain development use types to undergo a conditional use hearing or special exception hearing. These hearings allow townships to require off-site road improvements as a condition of approval. Additionally, Ms. Phillips suggested that it might be worthwhile to review the Traffic Impact Study requirements in the

Subdivision and Land Development Ordinance, as well as the sight distance requirements.

Future land use planning and preservation of agricultural lands were also discussed. Mr. Smith emphasized that agricultural preservation is prioritized in the Township's Comprehensive Plan. As a result, the Board of Supervisors and Planning Commission are exploring whether changes to the Zoning or Subdivision and Land Development Ordinances are necessary to better support this goal. Considerations include establishing two types of agricultural zoning districts, factoring in agricultural soils, restricting or limiting subdivisions to preserve agricultural lands/lot sizes, and implementing Transfer of Development Rights (TDR). TDR would allow property owners in agricultural zoning districts to sell development rights—typically the number of subdivisions permitted—for use in more intensive development within residential, commercial, or industrial areas of the Township. Stefan Wentling, Supervisor, expressed interest in the Planning Commission investigating multiple zoning classifications for agriculture.

During the discussion, members of the public shared their perspectives on land use planning:

- **Sharyn McHenry (31 Webster School Road):** Supports agricultural preservation and opposes industrial development.
- **Delton Sensenig (3 Bullfrog Road):** Advocates for changes to make the Township more welcoming to businesses and achieve a better balance between agriculture, residential, and commercial sectors.
- **Fences:** The Commission continued its review of the Zoning Ordinance related to Section 250-173, Fences, Walls, and Hedges. Mr. Dellinger provided a revised draft based on the prior discussion. The Commission will review the draft prior to the next meeting.
- **Public Comments:** Members of the public in attendance raised questions about the Kreider Farms development plan, specifically regarding whether an alternate truck route along Webster School Road and Bullfrog Road is being considered. They also voiced their concerns about the proposal. Su Phillips confirmed that the Township has discussed this alternate truck route with the Developer and provided a list of concerns that need to be addressed. It is assumed that road improvements will be necessary, and some of these improvements may require the acquisition of private land.
- 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 (3) since the previous meeting.

The meeting was adjourned at 9:06 pm.

Submitted by Erik Harmon