

**East Hanover Township Planning Commission**  
**Meeting Minutes**  
**January 15, 2026**

Members:

- \*Marvin Smith
- \*Justin Beamesderfer
- \*Mike Long
- \*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.

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

**Reorganization for 2026:** The following members were nominated and appointed for 2026:

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

Minutes from the previous meeting (December 18, 2025) were approved.

**Public Comments:** None.

**New Business:**

- **Kevin & Jamie More, 1924 Blacks Bridge Road – Zoning Hearing Board Application:** The landowners submitted a special exception request for a U-Pick blueberry farm (Agritainment/Agritourism Enterprise) in the Agricultural Zoning District pursuant to Section 250-253.7. The Commission reviewed the application materials and noted that per §250-253.7.E, parking must be provided in compliance with Article XXI; a plan must be submitted showing the proposed parking, along with evidence of a PennDOT driveway permit. The Commission passed a motion to forward the following comment to the Zoning Hearing Board: *The Planning Commission has reviewed the application and finds it suitable for the special exception requested. The Commission recommends that the Zoning Hearing Board require the applicant to provide the appropriate number of hard-surface parking spaces and evidence of a PennDOT Highway Occupancy Permit.*
- **Harlan Martin, 53 Lincoln School Road - Zoning Hearing Board Application:** The landowner has submitted a special exception application for a custom butchering shop (Agriculturally Oriented Commercial Establishment) in the Agricultural Zoning District pursuant to Section 250-24.E. The applicant, who is the equitable owner of the property, proposes to demolish the existing single-family dwelling and construct a 55' x 85' two-story structure that will serve as a butchering shop on the first floor and contain a dwelling unit on the second floor. The applicant

has also requested a variance from Section 250-272 to extend the standard two-year expiration period to six years. Because the zoning ordinance does not include specific criteria for the proposed use, the Commission reviewed the General Standards for All Special Exception Applications in Section 250-240. The Commission passed a motion to forward the following comment to the Zoning Hearing Board: *The Planning Commission has reviewed the application and concurs with the intent of the request; however, the applicant should provide additional information on the plan to satisfy the Zoning Hearing Board.*

**Old Business:** None.

**Other Business:**

- Mr. Dellinger provided copies of the draft Agricultural Conservation District regulations for review. Supervisors Ed Heagy and Stefan Wentling were in attendance to review the current proposal.

Mr. Smith provided an overview of the proposed Agricultural Conservation zoning district goals and objectives, the proposed district regulations, and how those regulations differ from the current Agricultural zoning district regs. He then presented a map showing parcels greater than 50 acres within the Agricultural Zoning District and the proposed Agricultural Conservation Zoning District areas, which have identified three separate areas for potential inclusion in the Agricultural Conservation District.

- **Area A:** approximately 3,500 acres, including 34 properties
- **Area B:** approximately 840 acres, including 9 properties
- **Area C:** approximately 750 acres, including 8 properties

Together, the three areas total approximately 5,100 acres and include 51 properties. This represents about 44% of the existing Agricultural Zoning District and approximately 68% of the properties 50 acres or larger within the existing Ag zoning district.

Mr. Heagy asked if the Commission would consider adding lands north of McGillstown Road and north of Blacksmith Lane to the Ag Conservation area.

Mr. Smith reviewed the list of permitted uses in the new Ag Conservation District and provided a summary of the proposed maximum number of lots or uses allowed based on the size of the existing farm or property. The goal of these limits is to reduce the number of subdivisions and additional uses within the district. After discussion, the group agreed to remove the provision that required a minimum remaining lot size for a parent tract after subdivision(s), which had been tied to the size of the parent tract before subdivision(s).

The group agreed that the next step is to schedule a public meeting to present the Agricultural Zoning District proposal, likely in March. Letters will be sent to property owners within the proposed Agricultural Conservation Zoning District providing notice of the meeting.

- Mr. Dellinger presented a final draft amendment to reduce the permitted development density and minimum lot areas in the High-Density Residential Zoning District, the Village Zoning District, and in Sections 177 and 252 of the zoning ordinance. He also provided draft definitions for “Public Sewer” and “Public Water” for final review. The Commission passed a motion recommending that the Board of Supervisors proceed with the amendment process.
- The Commission previously deferred discussion of several topics to a future meeting. These include Data Centers, 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; and Natural Gas Compressor Stations.

**Monthly Zoning Permits Review:** The Commission reviewed the list of zoning/building permits issued (1) since the previous meeting, and the 2025 permit summary report.

The meeting was adjourned at 8:57 pm.

Submitted by Erik Harmon