

**East Hanover Township Planning Commission**  
**Meeting Minutes**  
**February 19, 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.

Minutes from the previous meeting (January 15, 2026) were approved.

**Public Comments:** None.

**New Business:**

- **John & Linda Barto, 725 Ono Road – Zoning Hearing Board Application:** The landowners submitted a request for a variance from §250-26.A, which requires a 50-foot rear yard setback. The Bartos intend to sell approximately 1.4 acres of their current 9.08-acre tract to the adjacent property at 727 Ono Road. Most of the ~1.4-acre area consists of a pond, which the Bartos wish to transfer to avoid the associated liability and maintenance. The pond cannot be separated from the Barto property while meeting the 50-foot minimum rear yard setback because an existing barn is located approximately 14 feet from the eastern edge of the pond. The Bartos are therefore requesting a variance from §250-26.A to allow a 7-foot rear yard setback between the proposed property line and the existing barn. The Commission reviewed the application materials and has no specific comments for the Zoning Hearing Board.
- **Red Brick Apartments, LLC, 10350 Jonestown Road – Petition for Zoning Map Amendment:** The landowner submitted a petition to rezone the property at 10350 Jonestown Road to the Agricultural zoning district. The property is currently zoned Low-Density Residential. Chad and Dawn Shuey of Red Brick Apartments, LLC attended the meeting to explain their request and answer questions. They are considering constructing poultry barns on the site. The property consists of 44.71 acres and includes a single-family dwelling, several accessory structures, and active crop-farming operations. The Commission noted that the property borders Agricultural zoning to the west and north, so the proposed rezoning would serve as an extension of the existing Agricultural district. The Commission passed a motion recommending that the Board of Supervisors proceed with the zoning map amendment.

**Old Business:** None.

**Other Business:**

- Mr. Dellinger provided updated copies of the draft Agricultural Conservation District regulations for review. The Commission decided to schedule the public meeting to review the Agricultural Conservation District regulations on March 31, 2026 at 7:00 PM. The meeting will be held at the Ono Fire Hall.
- Mr. Dellinger provided information regarding data centers and example regulations for the Commission to review before the next 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; and Natural Gas Compressor Stations.

**Monthly Zoning Permits Review:** The Commission reviewed the list of zoning/building permits issued (2) since the previous meeting.

The meeting was adjourned at 8:27 pm.

Submitted by Erik Harmon