

East Hanover Township Planning Commission
Meeting Minutes
March 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
Allison Garner, Township Engineer, Rettew & Associates

The meeting was called to order at 7:30 pm.

All members were present.

Minutes from the previous meeting (February 19, 2026) were approved.

Public Comments: None.

New Business:

- **Seth & Lynne Barnhart, 150 County Line Road – Stormwater Management Exemption:** The applicant proposes the construction of a 3,000 SF agricultural building (pole barn). Ms. Garner provided an overview of the engineering review memo. The Commission passed a motion recommending the Board of Supervisors approve the Stormwater Management Exemption contingent upon the applicant satisfactorily addressing all comments in the March 18, 2026, Rettew & Associates review memo.

Old Business:

- **Kreider Farms, 36 Pleasant View Road – Land Development Plan:** The applicant proposes constructing nine (9) egg-layer barns and an egg processing facility north of I-81, as well as two (2) pullet barns south of I-81 and off-site road improvements along Pleasant View Road. The technical plan comments and cost opinion have been revised to address previously issued review comments. All the required agreements, easements, and right-of-way deed transfers have been signed and transmitted to the Solicitor's office for Township signatures and recording. Also, the financial security (letter of credit) has been received. At this time, they are waiting for the Township to execute and record the various documents listed above and then resubmit the PennDOT HOP application. It is anticipated that PennDOT will issue their Highway Occupancy Permit, which should be the final item before their plan can be approved/recorded. Tom Beachler of Kreider Farms and Randy Hoover of Team AG were present to answer questions. The Commission passed a motion recommending the Board of Supervisors approve the Land Development Plan contingent upon the applicant satisfactorily addressing all comments in the January 9, 2026, Rettew & Associates review memo.

Other Business:

- The Commission reviewed draft maps and handouts for the public meeting regarding the Agricultural Conservation District regulations, which is scheduled for March 31, 2026 at 7:00 PM. The meeting will be held at the Ono Fire Hall.

Doug Porter, 5 Groff Road, was present to ask questions about the Ag Conservation zoning district proposal. The Planning Commission explained that the draft district boundaries were based on existing agricultural zoning, parcel size, and soils data, and are not finalized. The Commission noted that the proposed subdivision limits aim to prevent further fragmentation of farmland, reflecting both agricultural preservation goals and feedback from the 2023 Comprehensive Plan survey. Questions were raised about the treatment of 50-acre lots, potential impacts on property values, and tax assessments. The Commission acknowledged areas needing further consideration, including the creation of new 50-acre lots, and clarified that tax assessments would not change. They also explained the historical basis for using November 11, 1984 as the subdivision starting point and confirmed the proposed limits on additional lots, with some flexibility allowed for site-specific conditions.

- Mr. Dellinger provided additional information on data centers, including sample regulations for the Commission to review before the next meeting. The Commission discussed potential impacts related to sound, electricity usage, air emissions, and water usage. They also examined the differences between large and small data centers and how those categories might be defined within the ordinance. At this time, the Commission is leaning toward allowing data centers as a special exception use with specific criteria. Members will review the example ordinances provided prior to 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 (4) since the previous meeting.

The meeting was adjourned at 8:51 pm.

Submitted by Erik Harmon