

**East Hanover Township Planning Commission
Meeting Minutes
May 21, 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 (April 16, 2026) were approved.

Public Comments: None.

New Business:

- **Frank & Linda Stossel, 1090 Gravel Hill Road – Stormwater Management Plan:** The applicant proposes the construction of a new single-family dwelling, a 60' x 100' pole building, on-lot sewage disposal system, and driveway, for a total of 15,311 SF of impervious coverage on a 10.23 acre property. The applicant proposes the construction of an infiltration basin to manage stormwater. Ms. Garner provided an overview of the engineering review memos. The Commission passed a motion recommending the Board of Supervisors approve the stormwater management plan contingent upon the applicant satisfactorily addressing all comments in the May 20, 2026, Rettew & Associates review memo.
- **David Patrick, 18 Dead End Road – Stormwater Management Exemption:** The applicant proposes the construction of a new single-family dwelling, on-lot sewage disposal system, and driveway, for a total of 6,137 SF of new impervious coverage on a 22.51 acre property. 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 May 20, 2026, Rettew & Associates review memo.

Old Business: None:

Other Business:

- The Commission continued their review of the Agricultural Conservation District regulations.

They discussed permitted uses & special exception uses in the contemplated Agricultural Conservation zoning district, specifically agriculturally oriented commercial establishments and businesses in the

agricultural district (including agritourism). The Commission debated whether the creation of a new district (Ag Conservation) was still the intended path forward given the nature of the comments received at the March 31, 2026, public meeting. They considered changes to the existing Agricultural zoning district, possibly making changes to the number of subdivisions/additional uses permitted (Section 250-25.A) and the possibility of allowing some new lots to be 10 acres or larger. The Commission reviewed the previous table of subdivisions/additional uses permitted (Section 250-25.A) from the zoning ordinance prior to 2019.

Kyle Cassel, of 1719 N. State Route 934, asked the Commission what their objective is with the proposed amendments. Mr. Smith responded that the objective is to conserve agriculturally zoned properties—particularly larger tracts—from being subdivided into smaller parcels that are no longer productive for traditional agricultural uses.

Mr. Cassel then asked how this objective relates to the discussion regarding permitted uses in the agricultural district. Mr. Smith explained that the criteria for “non-agricultural” uses are structured to minimize the footprint of such uses, thereby helping to preserve agricultural land.

Douglas Porter, 5 Groff Road, stated that he believes the reduction in property values (as a result of the proposed zoning amendments) needs to be addressed before the proposed zoning amendments go any further.

Mr. Dellinger asked Mr. Harmon to prepare a spreadsheet calculating the maximum number of additional subdivision lots based on the size of the current properties in the Agricultural zoning district.

The Commission will continue to review the draft regulations at future meetings.

- The Planning Commission continued its ongoing review of Data Center regulations, focusing on a model ordinance provided by PennFuture. The Commission compared this model to the South Londonderry Township example. Mr. Smith pointed out the differences from the South Londonderry Township example, particularly regarding noise, vibration, and water-related requirements, and recommended incorporating elements of the water study standards.

The Commission also discussed several regulatory components from the model ordinance, including defining sensitive receptors, landscaping and buffering requirements, equipment screening standards, and determining appropriate sound level limits.

The Commission agreed to request that Mr. Dellinger collaborate with the Township Solicitor to draft a text amendment. This amendment will define “Data Center,” add the use as a special exception in the Industrial zoning district, and include minimal special exception criteria. The intent is to adopt this amendment in the near term while more comprehensive standards continue to be developed.

Mr. Dellinger will prepare the draft amendment for review at the Commission’s June 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 well setbacks.

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

The meeting was adjourned at 8:55 pm.

Submitted by Erik Harmon