

**East Hanover Township Planning Commission
Meeting Minutes
June 18, 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 (May 21, 2026) were approved.

Public Comments: None.

New Business:

- **Sandy Kline, 67 Lindley Murray Road – Subdivision Sketch Plan & Request for Preliminary Opinion:**
The overall property is 140.21 acres (gross) in size and is located on both the east and west sides of Lindley Murray Road, as well as on the north and south sides of Lindley Murray and Blacks Bridge Road. Ms. Kline proposes to subdivide the property along Lindley Murray and Blacks Bridge Road to create a ±20-acre residential lot, on which a single-family dwelling would be constructed in the future. The applicant is requesting an opinion from the Commission regarding the provision in §250-26, which allows the Board of Supervisors to approve new lots for single-family dwellings that exceed two acres. Jim Hartman of Honor Engineer Co. was present to provide an overview of the request and explained that the road creates a natural division for the proposed lot. The Commission passed a motion to state that they concur with the background and reasoning for the location and size of the new lot and recommending the Board of Supervisors approve the proposed lot exceeding the two acre maximum lot size.

Old Business: None:

Other Business:

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

The Commission reviewed the number of subdivision lots/new uses permitted in the current Agricultural zoning district (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. The Commission also reviewed a spreadsheet prepared by Mr. Harmon that calculated the maximum number of lots/uses that could be

created/established within the contemplated Agricultural Conservation zoning district based solely on the lot area of the current properties. The spreadsheet calculated that a maximum of 280 new lots/uses were possible based upon current property sizes. When considering previous subdivisions from the Parent Tract, the actual number of new lots/uses would be less than 280.

Mr. Smith suggested a potential revision to the table of subdivisions/additional uses permitted that would be structured to allow more flexibility with lot sizes provided that a certain percentage of the Parent Tract is preserved. Mr. Harmon provided an example table for the Commission to review, which was similar to what Mr. Smith described.

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

- The Planning Commission continued its ongoing review of Data Center regulations, reviewing a draft “interim” ordinance amendment (prepared by Mr. Dellinger) that would provide definitions related to data centers, would permit data centers as a special exception use in the Industrial zoning district, and provides special exception criteria for data centers. The Commission will continue to work on a more comprehensive amendment that would address/expand requirements for water usage & studies, noise limits and studies, equipment screening, etc.

The Commission reviewed the draft ordinance amendment, including review comments provided by Mr. Harmon and Solicitor Gallo.

The Commission passed a motion recommending the Board of Supervisors move forward with the process to adopt the draft ordinance, as revised based on the comments discussed at the meeting.

The Commission will continue reviewing data center regulations at the July 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 8:44 pm.

Submitted by Erik Harmon