East Hanover Township Planning Commission
Meeting Minutes
July 16, 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.

Marvin Smith was not present.

Minutes from the previous meeting (June 18, 2026) were approved.

Public Comments: None.

New Business:

- **Larry & Karen Martin (Nathan Martin), W.S. Blacks Bridge Road – Land Development Plan for Poultry Barns:** The property, which is located south and west of the intersection of Groff Road and Blacks Bridge Road, is approximately 55.81 acres in size. The property is currently improved with a barn and driveway but does not have a dwelling. The owners propose to construct four poultry barns (each 63' x 500'), a 50' x 120' manure storage shed, and a 30' x 40' generator shed. The owners also intend to construct a single-family home and on-lot sewage disposal system as per a plan filed by Jed Gingrich, approved in December of 2009, and recorded January 12, 2010 in Plan Book 72 at Page 166. The plan was accepted for review.

Old Business: None:

Other Business:

- The Planning Commission continued its ongoing review of Data Center regulations. At the June meeting the Commission recommended the Board of Supervisors move forward to adopt an "interim amendment" that provides definitions related to data centers, permits data centers as a special exception use in the Industrial zoning district, and provides special exception criteria for data centers.

  The Commission continued their 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 example regulations regarding noise and vibration, and water usage/required studies. A model ordinance prepared by PennFuture was also distributed for review.

The Commission will continue reviewing data center regulations at the August 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 (4) since the previous meeting.

The meeting was adjourned at 8:22 pm.

Submitted by Erik Harmon