East Hanover Township Planning Commission
Meeting Minutes
August 20, 2026

Members:
*Marvin Smith
*Justin Beamesderfer
*Mike Long
*Dennis Grubb
*Kenneth Moyer
*= Present for the meeting

Others Present:
Steve Dellinger, Township Planner, Hanover Engineering
Allison Garner, Township Engineer, Rettew

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

Minutes from the previous meeting (July 16, 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. Mr. Martin and other family members attended the meeting and provided information on the plan. Several neighbors also attended the meeting and asked about stormwater management, wetlands protection, and other items. Many of the questions were addressed by the Township Engineer. One neighbor also asked whether the property developer would consider planting vegetation to screen the poultry barns from neighboring houses. Mr. Martin stated that he would consider that. The Township Engineer reviewed the comments provided in her review memo dated August 19, 2026. Since several items need to be addressed on the plan, the Commission took no action at this time.
- **Douglas & Maria Porter, 5 Groff Road - 2-Lot Subdivision:** The Porter's propose to subdivide an existing 125.562-acre tract, located within the Agricultural District, to create a new agricultural lot consisting of 68.73 acres for continued agricultural use with the residual lands to remain. The residual land, continuing 56.83 acres, includes an existing single-family dwelling and accessory structures. Mr. Porter and his engineer, Jerry Gibboney of Burget & Associates, attended the meeting and provided a summary of the plan. The new lot will use Groff Road and an existing tree line as the basis for the new boundary line to keep existing agricultural lands available for crops. The Commission reviewed the Township Engineer and Township

Zoning Officer review memos. The Commission passed a motion recommending the Board of Supervisors approve a requested waiver to Section 185.C.1 to allow a map scale of 1"=2,000' instead of the required 1"=800'. Since several items need to be addressed on the plan, the Commission took no other action at this time.

- **Jordan Waybright, 24 Buck Lane - Subdivision Sketch Plan & Request for Preliminary Opinion Regarding a Waiver Request of SALDO Section 185-27.D:** Jordan Waybright owns the property located at 24 Buck Lane, which is 106.52 acres in size (per County GIS Mapping) and is improved with a single-family home, in-ground swimming pool, barn, and other accessory structures. Mr. Waybright also owns six (6) other parcels in the vicinity that total approximately 50 acres in size. The 106.52-acre property (Subject Property) is located in the Agricultural Zoning District while the other six parcels are located in the Forest Residential Zoning District. The Subject Property does not have public road frontage – access to Mountain Road (SR 443) is provided by Buck Lane, which is a privately owned and maintained lane. Three other residences share Buck Lane (10, 23, & 26 Buck Lane) for access to Mountain Road. The property located at 10 Buck Lane was once a part of the Subject Property and was subdivided as a separate property by Harry & Lourane Buck in 1979 (Plan Book 28, Page 39). The Subject Property also has frontage along Wolf Lane, which is a privately owned and maintained dirt and gravel lane. Mr. Waybright would like to subdivide the Subject Property to create two (2) additional parcels that will be given to family members for the construction of single-family homes. The two additional parcels would not have road frontage along Mountain Road (SR 443) but would access Mountain Road by Wolf Lane. Six (6) other developed properties currently utilize Wolf Lane for access to Mountain Road. Because the Subject Property does not have public road frontage, there is an issue with creating additional lots. Section 185-27.D of the Subdivision and Land Development Ordinance (SALDO) states: *Unimproved streets or rights-of-way. Subdivision in East Hanover Township on unimproved (unpaved) streets or access rights-of-way is prohibited. However, one lot may access via an unimproved right-of-way provided that the right-of-way is a minimum of 50 feet in width and so located and designed that a street could be installed in the event of future subdivision activity.* Section 185-27.E of the SALDO states:

  Private streets.

  (1) Private streets are to be discouraged. They will be approved only if they are designed and constructed to meet public street standards and maintenance is guaranteed in perpetuity via a bona fide homeowners' association (or similar organization) agreement and appropriate financial security for repair and maintenance. A minimum of 20 lots/units are required if a private street system is proposed.

  (2) Subdivision of new lots for immediate or future development is not permitted along private lanes, alleys or streets which have not been designed, constructed and approved in accordance with these standards and those of this chapter.

  Based on these provisions of the SALDO, additional lots are not permitted unless a waiver is granted by the Board of Supervisors. Mr. Andrew Ney, Chrisland Engineering, attended the meeting and provided an overview of the plan. Several neighboring property owners also attended and expressed concern with additional lots using Wolf Lane for access. They expressed concern about the volume of traffic and the impact of maintaining the roadway. The Commission decided that the concerns are too numerous to recommend that the Supervisors approve a waiver to the SALDO allowing the use of a private drive for these two additional lots. Mr. Ney asked if the Commission would consider a revised proposal whereby the developer would pave the road from the intersection with Mountain Road to the new shared driveway. The Commission responded that they would certainly be open to reviewing a revised plan. No other action was taken on the proposed subdivision at this time.

- **Brent & Jennifer Neidig, 41 Picnic Woods Road - Subdivision/Lot Addition Plan:** The purpose of the plan is to add 3.106 acres from Lot #2 to Lot #1 and add 1.999 acres from Lot #2 to Lot #3. No new improvements are proposed as part of the plan. The plan was accepted for review. The Sewage Enforcement Officer determined that the submission meets State and Local standards and recommends Township concurrence. The Commission concurred and passed a motion recommending the Board of Supervisors approve the Sewage Facilities Planning Waiver & Non-Building Declaration.

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. Also, Mr. Dellinger provided copies of
  - Executive Order 2026-05 - Protecting Pennsylvania Consumers from Data Center Impacts
  - Adopted Union Township Ordinance 197-2026
  - Adopted Swatara Township Ordinance 2026-03
  - Draft North Londonderry Township Ordinance

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

Submitted by Marvin Smith