

East Hanover Township, Lebanon County
Municipal Building
1117 School House Road
Annville, PA 17003
Public Hearing
April 29, 2024

The Board of Supervisors met in Special Session at 7:00 p.m. and conducted a Public Hearing for the purpose of soliciting citizen input to an updated Comprehensive Plan for the Township. The meeting was recorded to aid in minute preparation.

Chairman	-	Edward Heagy	Present
Vice-Chairman	-	Stefan Wentling	Present
Secretary/Treasurer	-	Dennis Grubb	Present
Solicitor	-	Attorney Colleen Gallo	Present
Engineer	-	Steve Dellinger	Present
Manager	-	Erik Harmon	Present
Administrative Asst.	-	Sheila Seaman	Present

Steve Dellinger provided a summary of the proposed updates to the Comprehensive Plan. Dellinger advised that the Township's Comprehensive Plan was last updated and adopted in 2019. The normal review period for such a plan is 5 years. Therefore, that is why the Township is considering these updates at this time. Dellinger stated that the Comprehensive Plan is only a planning document. It doesn't change zoning regulations. However, subsequent to adoption of this plan, the Board of Supervisors may choose to change some zoning regulations, as well.

Dellinger indicated that the Planning Commission has been working on this update since October 2022. A resident survey went out and a good return of responses were received. The overwhelming responses were for keeping the agricultural nature of the township and limiting warehousing expansion within the township.

Dellinger reviewed the proposed future land use map for those in attendance. He noted that the township is obligated to provide its fair share of General Industrial Use zoning areas, and explained that this was one of the things the Planning Commission was looking to update in the new plan. They are currently looking to add General Industrial Use zoning in the area around SR 934 and Allentown Blvd. as that would help to keep high traffic volumes located close to the Interstate Interchange.

Dellinger then, reviewed the transportation plan map. He advised that no new roads are proposed under the transportation plan at this time.

The Community Facilities and Utilities Plan and the Natural Resources Protection Plan were also presented to the group.

Dellinger indicated that there are two implementation time frames for the updated plan, should it be adopted:

1st – Short term - 5 year

2nd – Longer range – projects that involve intermunicipal agreement, working with the school district, Penn DOT, etc.

As part of the process to adopt a plan, copies had to be sent to surrounding counties, Fort Indiantown Gap Officials, etc. Dellinger advised that all of that had been completed. One comment was received from North Annville Township concerning the Hostetter Farm located along SR 934 related to proposed Light Industrial Land Use on future land use map.

Dellinger offered to answer any questions from the Board of Supervisors regarding the proposed updated Comprehensive Plan. No questions were presented from the Board of Supervisors.

The floor was then open for comments/questions from the public. Some bullet points from those comments/questions are as follows:

Debra Adams - 10366 Allentown Blvd, Grantville, PA

Adams asked Dellinger to please review the proposed changes to her property. Dellinger explained that the plan update proposes to change the portion of their property that is currently deemed Industrial to Light Industrial on the future land use map and to expand the acreage over to Mill Road that would be included in the light-industrial.

Dellinger advised that the draft document is located on the Township's website (since February 2024) for inspection of the proposed changes.

Rob Taylor – 5 Bullfrog Road

Taylor asked – Re. the Gap land that is proposed to go Industrial...that will be available to be bought and developed then?

Harmon responded - No, but he has had conversations with officials indicating that they are looking to perhaps lease land in that area for commercial use.

Attorney George Christianson – represents Bullfrog Rd LLC (Dr. Bolanle Limann & Rob Taylor), Robert & Debra Adams, and others

Attorney Christianson advised that, of the property owners he represents, the only property currently with zoned Industrial area is where Mr. Adams' property is located.

Christianson provided the Board of Supervisors with a map indicating where they are asking for properties to be re-zoned as Industrial:

10366 Allentown Blvd. – Robert & Debra Adams – present at the meeting

Mr. Adams – owns approximately 61 total acres.

Is asking that his total acreage be zoned Industrial.

His property has road frontage on Bullfrog Rd, Zion Church Rd and Allentown Blvd.

5 Bullfrog Road - Bullfrog Rd LLC – present at the meeting

Mr. Taylor, part owner of Bullfrog Rd LLC, is asking for their land to be zoned Industrial.

Taylor has property that fronts on Allentown Blvd and includes 160 acres that they would want to have changed to Industrial.

Taylor indicated that he is just asking for a “fair shake” in this matter, as he feels that neighboring Dauphin County is supporting the Industrial zoning and that the plans that are being entertained for Kreider Farms on Pleasant View Road in this Township should support his desire for his property to hold the Industrial zoning.

Christianson read a list of names of neighbors in this area who are in support of the requested change to Industrial zoning. The list was submitted to the Board of Supervisors.

Michael Lusaitis, Engineer with a background in land development, employed by Steckbeck Engineering, hired to review the matter at hand.

Attorney Christianson then introduced Michael Lusaitis.

Lusaitis indicated that he has reviewed this matter and offered his thoughts on the proposed Comprehensive Plan updates.

- 1) He feels, that of the area being proposed as Industrial in the SR 934 area, there is only about 14% of the proposed acreage that could be actually developed based on floodplain matters and road access, etc. He feels that, what looks like a lot of development area, in his mind is not really all that much.
- 2) He provided the Board of Supervisors with a map of what they (Bullfrog Rd LLC, Adams, and others) propose to be a more effective change/rezoning to Industrial Use in the Bullfrog Road area of the Township. Lusaitis demonstrated his suggested traffic flow in the proposed Industrial Use area.

Lusaitis was questioned – How do you enforce the prohibited roadway use that you propose? The Township can put the prohibition in place, but it is difficult to enforce these matters.

Attorney Gallo questioned why there is an area excluded on their plan (between #4 and #7 on their map). The area in question is the Truck Stop property owned by Mr. Singh.

Attorney Christianson advised that they have not been able to talk with that property owner yet, so they could not include them in this request.

Attorney Gallo expressed that without that property, it appears to be creating spot zoning.

Supervisor Wentling asked – Re. the use of Allentown Blvd...wouldn't it make more sense to consider both, north and south sides of the roadway for looking at future land use? Why are you just interest in one side?

Taylor responded that he felt the area between Interstate 81 and Allentown Blvd. provided an natural boundary.

Deb Adams asked if lands north and south of Allentown Blvd were planned to be Industrial use would the area be large enough to actually develop?

Lusaitis offered to the Board of Supervisors that he feels the change is necessary because looking long range, Lusaitis suggests that “you are going to serve those High-Density residential areas with sewer and water.” His opinion is that if the Township will most likely be needing to do develop sewer and water in the future, that they should include industrial to help in providing those services financially.

Harmon responded that it would probably be more feasible that sewer would come from the west, but that is long-range. However, East Hanover Twp (Dauphin Co.) does not have public water, so there is no option for that from their direction.

Dellinger asked Lusaitis – How many acres did you exclude in your calculating of the proposed Industrial area of lands currently owned by Ft. Indiantown Gap?

Lusaitis responded that it was a good many, but that he didn't know the exact amount of acres.

Dellinger asked - Did you analyze how much is prime soils?

Lusaitis responded – I did not...I just took a quick look.

Dellinger asked the question – The area on Allentown Blvd being proposed...the general Industrial rating is the proposal, not limited industrial?

Answer – Yes

It was noted that prime farmlands appear to be the main land type in that area.

Harmon asked - Is the request that the properties shown here, with some others, be shown on the Future Land Use Map?

Attorney Christianson answered – Yes.

Harmon noted that the majority of the land that they are requesting be shown as Industrial on the Future Land Use Map is currently zoned as Agricultural and is used as agricultural.

Taylor and Adams confirmed that the majority of their property is used for agricultural purposes.

Harmon asked Lusaitis – Is all activity prohibited within the flood plain? Or, is some truck use allowed in the flood plain?

Lusaitis responded that no, not all activity is prohibited, however, his conclusion is that the feasibility of developing a lot in the proposed area would be prohibited.

Supervisor Heagy stated that he feels the Board of Supervisors should take this information back to the Planning Commission to consider. However, he indicated that a survey was sent out to township residents and he feels he has to represent the people of the township.

Dellinger pointed out that Parcels 1, 2 & 7 of the Bullfrog LLC proposal total approximately 138 acres of prime farming lands.

Dr. Bolanle Limann – 5 Bullfrog road – Co-owns with Rob Taylor

Thanked the Board for their consideration of this information.

Attorney Gallo provided an explanation of what happens to continue moving on the Comprehensive Plan update from this point.

Question – Re. the Hostetter Farm on SR 934

If that goes through as Limited Industrial what happens to the taxes on the property?

Answer - Taxes are based on the current use of the property.

The comprehensive plan (future land use map) does not change the zoning.

Changing the zoning is a different process.

The Comp Plan must be revised and adopted first. Once that happens, then the process for zoning change can be pursued.

Wentling asked – How binding is the Comprehensive Plan?

Harmon responded – The Board of Supervisors are not required to follow the Comprehensive Plan, however, it has a lot of investment in it ... so, you should go by it to make determination. Things do carry weight if they are shown on the future land use map.

With no further discussion to be had, the Public Hearing was adjourned at 8:04 p.m.

Respectfully Submitted,

Sheila M. Seaman
Administrative Assistant