

East Hanover Township, Lebanon County
Municipal Building
1117 School House Road
Annville, PA 17003
Public Hearing
October 28, 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 regarding Zoning Ordinance & Zoning Map Amendments. The meeting was recorded to aid in minute preparation.

Supervisor Heagy called the meeting to order and led the group in the Pledge of Allegiance to the American flag.

Leadership in attendance:

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

Proposed Zoning Ordinance & Zoning Map Amendments being considered:

1. A summary of the text amendments to the zoning ordinance are as follows: 1) to amend the definitions of impervious coverage & impervious surface and provide a definition for stabilized turf; and 2) to allow up to 25% of required parking as stabilized turf parking areas when certain conditions are met.
2. A summary of proposed changes to the Zoning Map are as follows: Approximately 29 acres near Rt 22 and Mill Rd would be rezoned to the (LI) Light Industrial; Approximately 33 acres near Jonestown Road and Yordys Bridge Road would be rezoned to (RLD) Low-Density Residential; Approximately 19 acres west of PA 934 and south of Asher Miner Rd would be rezoned to (GC) General Commercial; Approximately 261 acres east & west of PA 934 and north & south of I-81 would be rezoned to (I) Industrial. The ordinance also provides for severability and repealer and an effective date within five (5) days following enactment.

Supervisor Heagy invited comments/questions from the public regarding the proposed Zoning Ordinance & Zoning Map Amendments. Heagy advised that the first matter they would address would be the ordinance amendments regarding “stabilized turf.”

Question - What does this mean?

Answer - Harmon advised that “stabilized turf” is essentially like re-enforced topsoil. It can be a natural, as crushed stone mixed with soil, or a plastic-type of grid material. Harmon explained that when parking and loading areas are required on a property, our current ordinance requires those areas to be paved. This amendment would allow the use of “stabilized turf” to be considered for up to 25% of the parking/loading area, with final approval being granted by the Board of Supervisors.

Harmon advised that the Township is not currently looking to install any of this product.

Question - How do you dispose of this material?

Answer – Harmon advised that he believed the material is probably not going to need to be disposed of in an special way if it's the stone-based turf. However, the plastic-based turf may need to be disposed of in an appropriate manner. It is assumed that the plastic could go to the land-fill. However, this has not been confirmed.

With no further questions regarding this matter, Supervisor Heagy opened the floor for questions regarding the proposed changes to the township's Zoning Map. The following comments were received:

Carl Gehenio, 584 Mill Road

Mr. Gehenio is opposed to rezoning the land adjacent to his property to Industrial because:

- The terrain is steep, wooded, and has a stream/floodplain & wetlands.
- Cited that the property owner surveys indicate that 75% of respondents are opposed to additional industrial development.
- The Comp plan states a goal “to preserve and protect natural woodlands.” (page 57)
- Is worried that the rezoning will negatively impact his property value.
- He has no issue with rezoning the state-owned land north of I-81, but objects to rezoning the land south of I-81.
- He would like to see the land south of I-81 zoned as forested area or floodplain.

James Conrad, 1790 N. State Route 934

Mr. Conrad is in favor of the industrial rezoning and had the following comments:

- Industrial needs to go somewhere, and it makes sense to locate the industrial zoning near the I-81 interchange.
- He believes that more property would be affected/devalued by locating industrial zoning farther from the I-81 interchange, requiring trucks to travel through more of the Township.
- Developers would still need to conform to other Township/state regulations regarding development of environmentally sensitive areas.

Julie Kaylor, 2013 Yordys Bridge Road

Was there another spot that the Township considered for industrial zoning?

Marvin Smith responded that the Planning Commission's philosophy was to plan for future industrial development near the I-81 interchange.

Mike & Jen Rittel, 10620 Jonestown Road

Why is a portion of their land, which is currently zoned agricultural (& used for agriculture), identified to be rezoned to residential? It will never be developed as residential during their lives.

Marvin responded that the PC wanted to promote additional residential development near the public sewer system. The Township does want to preserve as much agricultural land as possible, and locating future residential development near the public sewer system requires less land, which does minimize the loss of agricultural lands.

Ed Heagy asked if the Rittel's would be able to construct a heifer barn, chicken house, etc. on the land rezoned to residential?

The Solicitor (Colleen) said that the current use can continue, but construction of additional agricultural buildings would be limited to a 50% expansion as it would be considered an expansion of an existing nonconforming use.

Jen Rittel said as an operating dairy farm, they are opposed to this change. Also, their long-term goal is to have the farm preserved.

Brent Kaylor, 2013 Yordys Bridge Road

Would rezoning this land owned by Rittel's affect their ability to preserve the farm in the future?

Collen and Erik answered "no."

If preserved in the future, then the Township will need to find additional land for future residential development, correct?

Erik answered "Yes, in keeping with the objectives stated by Marvin earlier, that the Township wants to promote additional residential development near the public sewer system."

Julie Kaylor, 2013 Yordys Bridge Road

As a farmer, you like a buffer between agriculture and residential properties. There will be no buffer with your proposed rezoning, which will cause problems/complaints.

Ed responded that this is a common occurrence where agricultural lands are adjacent to residential properties.

Betty Weaver, 10687 Jonestown Road

She is concerned that the rezoning will negatively impact her property value. She feels that the portion of the property zoned as AG would allow for somebody to have a horse or some goats/chickens, and that appeals to home buyers in this area. If rezoned to residential, you cannot have any animals.

Frankleen Gibson – Gibson asked for clarification regarding the public sewer facilities. She asked, "It's owned by the Gap?" Harmon explained that the Township owns the pump station and sewer lines. The Gap owns the treatment plant.

Gibson inquired as the whether-or-not the gap could decide to close us off and stop providing that service. She asked if the Township would have to build their own treatment plant at that point.

Harmon confirmed that that if the Gap were to ever stop providing that service to us, we would have to provide our own treatment plant. He then explained that we are in a contract with the Gap for these services and appropriate notice would have to be given if that were to happen. Harmon also indicated that we are not utilizing near the capacity that is available to us at this time, indicating that there is room for growth as things stand now.

Supervisor Heagy and Planning Chairman, Marvin Smith, both reiterated to the group that there are no easy answers in planning for the future. They indicated that surveys were sent out to all township residents when the review began and they are trying to respect the wishes of the residents, as they look for the best possible way to meet all they are required to provide.

With no further comments being presented, Heagy closed the Public Hearing at 7:36 p.m.

Respectfully Submitted,

Sheila M. Seaman
Administrative Assistant