

East Hanover Township, Lebanon County
Municipal Building
1117 School House Road
Annaville, PA 17003
Public Hearing
January 27, 2025

The Board of Supervisors met in Special Session at 7:00 p.m. and conducted a Public Hearing for the purpose of presenting Zoning Ordinance & Zoning Map Amendments for discussion and public comment.

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.
2. To allow up to 25% of required parking as stabilized turf parking areas when certain conditions are met.

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 9 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.

Officials in Attendance:

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

Marvin Smith, Planning Commission Chairman reviewed the proposed amendments for those in attendance.

Comments from the Public:

Steve Levensgood – Levensgood wondered how a decision can be made to propose changing the zoning in these areas without knowing what is going to be put in this location?

Smith responded by explaining that all municipalities are required to have all types of zoning offered, to some degree, within their location. “The Fair Share” provision of the law is what directs this to be offered.

Harmon explained that the municipality can’t do “contract zoning”. He stated that when we approve zoning, knowing what is planning to go into an area, we risk doing “contract zoning.” We are not allowed to re-zone properties conditioned upon a certain use coming in.

Heagy offered that township officials try to plan to keep Zoning Districts together, and avoid “Spot Zoning.”

Attorney Gallo stated that another factor that can be considered when looking to assign zoning is to look at what the property was used for before zoning regulations were put in place.

Terry Donmoyer – Donmoyer, who lives on Mill Road, asked if someone could potential build/develop on his side (North Side) of Mill Road, where the wet/swamp land is located.

Harmon responded that the he feels there is limited area available for development there, however, there is probably some developable land in there.

Mike Rittle – Rittle asked, “If you preserve a farm, can it be zoned “anything”, or must it be zoned Agricultural?”

Answer – They can change the zoning, but they can’t, as the law stands now, build on it if it’s preserved.

With no further comments being presented, Heagy closed the Public Hearing at 7:14 p.m.

Respectfully Submitted,

Sheila M. Seaman
Administrative Assistant