

East Hanover Township, Lebanon County
Municipal Building
1117 School House Road
Annaville, PA 17003
Public Hearing
March 30, 2026

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

In Attendance -

Supervisor - Ed Heagy
Supervisor - Stefan Wentling
Supervisor - Dennis Grubb
Solicitor - Attorney Colleen Gallo
Township Manager - Erik Harmon
Administrative Assistant - Sheila Seaman
Planning Commission Chairman - Marvin Smith

The Hearing was called to order by Supervisor Heagy.

Zoning Map Amendment

A Zoning Map Amendment was presented for discussion and public comment.

A summary of the proposed change to the Zoning Map is as follows:

The property located at 10350 Jonestown Road, Annville, PA 17003, which is approximately 44.71 acres in size would be rezoned from (RLD) Low Density Residential to (A) Agricultural zoning district.

The ordinance also provides for severability and repealer and an effective date within five (5) days following enactment.

Steve Turchin, 10404 Jonestown Rd. – Turchin expressed his concern that the proposed change would create a negative impact on the environment and the people in this area if chickens were allowed on this property. He asked the Board, “Why would you even consider this?”

Supervisor Heagy responded that the Board of Supervisors received a request from a resident asking for the change, so the Board is obligated to consider it. Heagy then asked Mr. Turchin what he felt the negative results would be if they were to allow the changes. Voices from the crowd answered, “the air, the water, the traffic.” Some indicated that they feel that their property values will be lower as a result of such a change.

Heagy disagreed, indicating that he didn’t believe the property values would be hindered.

Someone expressed concern about run-off into the nearby pond/water. Heagy replied, “That will be controlled.”

Josh Berry, 10419 Jonestown Rd – Berry asked if it was the property owner’s responsibility to alleviate the concerns of the community by providing information/answers about all the effects that would come from this. Berry indicated that he would like to hear the impact this would have on the community.

Attorney Gallo - At this point, Attorney Gallo took the opportunity to clarify for the group that this Public Hearing is just to change the zoning from one classification to another classification. Gallo stated that what the property owner intends to do with the property is not a part of this hearing. This is just to determine whether-or-not the Township Supervisors should rezone a particular area. At this point there’s been no plans presented because what can take place on the property is determined by zoning.

Berry expressed that he feels like it’s fair to know what the plans are, prior to the decision to change zoning being made.

Heagy replied that, at this time, the Board of Supervisors have received no details or plans of what the owner plans to do at this time. Heagy stated, “No, I have no details of what it’s going to be used for...although we were told chickens...but, I don’t know any of the details.”

Berry asked, "Is it normal practice for the Board not to ask for details in those kind of requests?"

Township Manager, Erik Harmon – Harmon responded that the plans for the property cannot be required first because then the concern of "contract zoning" would come into play. Harmon explained that officials can't rezone just because the owner wants to do it. Officials can look at all the stuff around the property (the neighboring community, the property uses around the property in question) to determine if this type of zoning would be appropriate/beneficial in this location. Harmon continued, we can't strike a deal with the property owner saying, "We'll rezone it, if you are going to do this."

Bob Horst, 10438 Jonestown Rd – Horst expressed his disagreement with rezoning without first knowing what someone will do with the property. Horst asked the Board of Supervisors, "Wouldn't you be worried?"

Supervisor Wentling responded – Whatever the owner wants to do will still have to meet with the rules of the zoning assigned to this property.

George Reitbauer, 10400 Jonestown Road – Reitbauer thanked the Board of Supervisors for serving in their roles as leaders in the Township. Reitbauer then asked, "Do you know how far back the zoning goes for that being low-density residential?"

Harmon responded – "The earliest map that I have is from 1990 and it is low-density residential on that map."

Reitbauer asked if, under the current zoning, the property owners are allowed to farm on that land.

Heagy responded - Yes, they may do crop farming.

Reitbauer wondered if the request in zoning change can be assumed to be because the property owner wants to put buildings on the property, something different than what is allowed now.

Heagy replied that he feels that the owner still wants to do agricultural business, it's just that the farming may look different than what has been seen there in the last couple of years. Heagy, again, expressed that he does not know details of what they plan to do at that location.

Darin Bachman, 10412 Allentown Blvd. – Bachman asked, "Is the landowner here?"

Answer - Yes

Landowners, Chad and Dawn Shuey – Chad Shuey addressed the group. Shuey advised that he has grown up in this area and around agriculture all of his life. Chad and Dawn desire to keep the property in agricultural use, however, crop farming alone is not sufficiently sustaining things. Shuey indicated that they may look at putting up chicken houses to help meet those financial needs, but, they especially wish to keep the land in agricultural use. If they were to put up the chicken houses at that location, Shuey indicated that he and his family would relocate to that property and live on-site. Shuey stated it is not their desire, but if they can't make it work with agricultural means they may need to develop the land.

Jorge Acosta – 10358 Jonestown Road - Acosta expressed concerns about equipment on the property leaking oil into the ground, pests and smells that may come with such development.

Harmon reminded the group that conversation should stick to the topic of zoning change.

Nancy Peffley, 10372 Jonestown Road – Peffley expressed her concern with Township Officials not knowing the property owner's plans for the property before changing zoning. She feels that the Township should know the plans to prevent a nuisance to the area. Peffley stated she feels someone should know what is planned for the property. Peffley wondered how the community's best interest could be considered if it's unknown what's going to go in there?

Harmon then explained that "Zoning" considers use, intensity, and dimensional requirements of the property. Harmon also indicated that the Township previously had a separate set of regulations for intensive animal husbandry. A CAFO (Concentrated Animal Feeding Operation) fell into the definition of separate intensive animal husbandry. They had separate set-backs, buffer regulations, etc. Harmon advised that the Township received a letter from the State Attorney General's Office that that was not legal. The township was forced to change that. The Township has to have the same set backs and zoning requirements for all agricultural areas.

Peffley asked what the setbacks are.

Harmon advised that the set backs are:

50' in front yard

20' in a side yard

50' in a rear yard

Harmon advised that odor management and nutrient management are subject to requirements that are enforced by the state.

Peffley stated that 90% of the time the wind comes from the North and she feels there will be a problem with odor at her property if this goes through.

Dennis Schoffstall – 118 Sherks Church Road – Schoffstall asked the Board of Supervisors to consider what other options they may be giving property owners than may create something more detrimental than chicken houses, if they agree to change this zoning.

Jonathan Ramos (speaking for his parents) – Ramos expressed his opposition to the Board of Supervisors and provided them with a written list to consider that outlined his concerns.

Amanda Peffley, 10359 Jonestown Road – Peffley indicated that she believed the original plan for the property in question was to keep that area residential. She felt that there would not be the possibility of many homes be developed on that property but that there would only be availability for 5 plots if that property were to be developed under the current zoning.

Harmon advised that the current zoning has a minimum lot size of 1 acre. If perk tests would pass, the property owner would be able to get as many corresponding lots as zoning would allow.

Jesse Rice - Rice advised that he was present to support the farmer in this matter. He expressed, “We live in a farming town.” Rice indicated that he would rather see a few more trucks added to the traffic than he would like to see more houses and more cars.

Having no additional comments to be heard, Heagy closed the Public Hearing at 7:29 p.m.

Respectfully Submitted,

Sheila M. Seaman
Administrative Assistant