PLANNING COMMISSION
AGENDA
September 17, 2026 at 7:30 pm

I. Call to Order

II. Roll Call

III. Meeting Minutes Approval
August 20, 2026 Meeting Minutes Approval

IV. Public Comments

V. New Business

a. Jon & Nikki Neithercoat, 10323 Allentown Blvd – Land Development Plan for Poultry Houses (Plan Expiration Date: 12/16/2026)
i. Rettew to provide review comment letters**.**

b. Gerald & Stacey Harkins, 41 Sherks Church Road - Zoning Hearing Board Application:
Special Exception Request for an accessory apartment in the AG zoning district per Section 250-242.
i. Review and provide comments to Zoning Hearing Board.

VI. Old Business

a. Douglas & Maria Porter, 5 Groff Road – 2-Lot Subdivision (Plan Expiration Date: 11/18/2026)
i. Rettew and East Hanover Zoning Officer to provide 2nd review comment letters**.**

b. Brent & Jennifer Neidig, 41 Picnic Woods Road - Subdivision/Lot Addition Plan (Plan Expiration Date: 11/18/2026)
i. Rettew and East Hanover Zoning Officer to provide review comment letters**.**

c. Larry & Karen Martin (Nathan Martin), WS Blacks Bridge Road – Land Development Plan for Poultry Houses (Plan Expiration Date: 10/14/2026)
i. Consider plan review extension request.

VII. Other Business

a. Agricultural Zoning Regulations

b. Zoning Regulations for Data Centers (Noise & Water Usage)

c. Monthly Zoning Permits Review

VIII. Adjournment

Future Topics: No-Impact Home Businesses; I-81 Proposed Development and Intermodal Truck Parking; Microbreweries/Distilleries/Wineries; Bulk Water Extraction, Transit-Oriented Facilities, Parking Specifications, Data Centers.

Upcoming Meeting Dates:

Board of Supervisors (Budget Meeting)	Monday, September 21, 2026 @ 6:30 p.m.
Board of Supervisors	Monday, September 28, 2026 @ 7:30 p.m.
Zoning Hearing Board	Wednesday, October 14, 2026 @ 7:00 p.m.
Planning Commission	Thursday, October 15, 2026 @ 7:30 p.m.