

East Hanover Township Planning Commission
Meeting Minutes
March 21, 2024

Members:

*Thomas Ehrhart
*Justin Beamesderfer
*Marvin Smith
*Dennis Grubb
*Kenneth Moyer

*= Present for the meeting

Others Present:

Erik Harmon, Township Manager
John Poff, Township Engineer, Light-Heigel & Associates, Inc.
Steve Dellinger, Township Planner, Hanover Engineering

The meeting was held in person and was called to order at 7:30 pm.

Minutes from the previous meeting (February 15, 2024) were approved.

Public Comments: None.

New Business:

- **Scott Stouffer, 15-21 Park Drive – Minor Subdivision Plan:** Mr. Stouffer would like to accomplish a lot addition to 3 existing lots. Mr. Andrew Ney of Matthew & Hockley attended the meeting and provided information on the plan. The 3 existing lots are all currently less than 2 acres each. After the lot additions, each lot would be greater than 2 acres. The Planning Commission reviewed the plans and review comments by the Zoning Officer and Township Engineer. The Commission also reviewed the language of the Zoning Ordinance in Section 250-25, general requirements of the Agricultural District. Section 250-25 C (3) specifies a maximum lot area of two acres for single family dwellings. That section also allows for the approval of larger lot sizes where Township Supervisors determine that physical characteristics of the property dictate that lot design exceed the two-acre standard. The Commission passed a motion supporting the proposed lot sizes based on the geometry of the lots, the presence of hydric soils, and that much of the lots are wooded. The plan will require several revisions to address the comments provided by the Zoning Officer and Township Engineer. One of those comments is to confirm the Right-Of-Way locations (i.e., a dedicated ROW 25' from roadway centerline.) A motion was passed recommending the Board of Supervisors approve the waiver request relating to Section 4.02.C.5 requiring a plan scale not to exceed 50' to an inch.

- **Blatt & Tillett, 10630 Allentown Blvd - Stormwater Management Plan:** The Planning Commission reviewed the comments provided by the Township Engineer. The plan, as submitted, requires several revisions and updates. Therefore, the Planning Commission took no action on the plan at this time.

Old Business: None

Other Business:

- **Comprehensive Plan Update:** The Commission continued discussion on updating the Comprehensive Plan, to include review and updates to existing land uses, assumptions on future land uses, and any need for zoning district adjustments. The Commission opened the public session of the meeting for public comments and discussion of the draft Comprehensive Plan. Mr. Dellinger provided handouts describing the draft plan. There were no public comments. The public comment session of the meeting was then closed. The Commission also reviewed comments from East Hanover Township, Dauphin County, and North Londonderry Township. Proposed responses to those comments were also reviewed. The Township has not yet received any comments from the Lebanon County Planning Department. The Commission will review any additional comments at the next meeting.

The Commission also reviewed proposed Zoning Map and Future Land Use Map changes.

Zoning Ordinance Updates: The Commission reviewed draft text changes to Section 250-200 concerning regulations applicable to all principal solar energy systems; Section 250-41 and 250-51 concerning special exception uses related to the keeping of livestock and fowl, including the accessory keeping of horses, in the Residential Forest (RF) and Residential Low Density (RLD) districts, respectively; and Section 250-94 concerning permitted uses in the Limited Industrial (LI) district. The draft text changes will be further reviewed before the Commission recommends approval by the Supervisors.

Review of Zoning related to Principal Structures and Accessory Dwelling Units: The Commission reviewed Section 250-174 which allows erection of more than one principal structure on a single lot, provided that requirements of Chapter 174 and Chapter 185, *Subdivision and Land Development*, be met for each structure as though it were on an individual lot. The consensus was that Section 250-174 provides sufficient safeguards for appropriate development. However, other sections of the current zoning ordinance should be reviewed. Those include Section 250-242, Accessory Apartments, and Section 250- 246, Elder Cottage Housing. These sections will be reviewed and discussed at future meetings.

- The Commission previously deferred discussion of several topics to a future meeting. These include Elder Housing; Transportation Studies and Official Map Development; No-Impact Home Businesses; I-81 Proposed Development and Intermodal Truck Parking; Microbreweries/Distilleries/Wineries; Bulk Water Extraction; Industrial Hemp; Natural Gas Compressor Stations; Traffic Impact Fees – Updated Study, and updating fence regulations.

Monthly Zoning Permits Review: The Commission reviewed the list of zoning/building permits issued (7) since the previous meeting.

The meeting was adjourned at 9:08 pm.