

EAST HANOVER TOWNSHIP
PLANNING COMMISSION
COMPREHENSIVE PLAN WORKSHOP
December 23, 2009

Members Present: David Craig, Mike Webb and Glenn Moyer
Also Present: Keith Oellig

Chairman Craig called the meeting to order at 7:20 p.m.

- 7-2 there were no comments from David Craig
- 7-3 were the following comments from David Craig:
- Goal #2 - first bullet point - locate new homes on the most physically suitable land - he wouldn't mind some sort of caveat in there because the most suitable land is the prime agricultural lands and he thinks the objective is not to get rid of the farmlands; not sure of the wording; but not the most productive farmland
- Mr. Webb suggested there should be some word-smithing; we are not looking to take farmland out of production but at the same token we are not looking at putting houses in areas that will post other problems
- Mr. Oellig noted he is not that familiar with the different classes of soil
- Mr. Craig noted the less productive farms are the less suitable farms and what they are looking to speak generically and as they move into other ordinances, they can tighten up the wording
- Mr. Moyer noted the third bullet point notes it says to discourage homes on mountainsides and within scenic view sheds
- Fifth bullet point - they need to see maps or information that supports it is within the existing or planned sewer service district
- There was discussion regarding the areas currently listed as medium density
- There was discussion regarding the public running of water lines
- It was noted this section would have to reflect back to the map and "tie it up"
- On the next page, Mr. Craig noted some confusion under "housing trends" starting with "an estimate"
- It was noted the estimate is based on the 2000 census
- Mr. Webb noted the absolute amount of change that is occurring every year is it is declining a little bit
- There was discussion regarding the growth rate and the number of new units
- Section 7-4 is fine except for Nanci figuring out where the growth is occurring.
- Chairman Craig noted about the Preserve data being integrated into the overall data
- Mr. Webb noted housing stock comes from the occupancy permits
- No comments on 7-5
- Recommendation and Implementations Strategies category
- First paragraph - there was discussion regarding the blank in the paragraph; Mr. Webb noted it should be a current number based not on future changes to the 537
- Mr. Craig asked if it should be based upon the current zoning or future land development
- There was discussion regarding the second sentence based upon the future land use map or our current zoning; should this be a question for LTL
- Rationale and assumptions used should be at least in the appendix or a reference to

- where it is sitting
- Section 7-6; Mr. Craig read the paragraph regarding to older homes being susceptible deterioration, etc. He asked how this was true. The costs may be higher due to years of deferred maintenance and not due to special building materials
 - Mr. Webb noted it may be used where there are really old homes
 - It was agreed it would be due to updating and modernization and not the use of special materials
 - It was suggested new word-smithing for the entire section and discussion on the entire section
 - Section 7-7 through 7-10 is fine
 - There was a question under the second 7-7 (there was a question in the numbering); regarding house value and affordability; does the data show house values in EHT are significantly higher than those in Dauphin County....with nearly homes valued in the middle ranges and very few homes (feels there is a word missing in this sentence) - should it be the word ALL
 - Under the first two goal points, which one is correct; the same thing is being said with a different percentage ; It is the wrong value number; it should be 150 and 200 under bullet point two
 - And the 38.9 should stay at the 100 to 150
 - All numbers should be checked out to ensure accuracy
 - The second Section 7-10 at the top; under “although large related households”; should it read “although large households have the highest percentage of cost burden”.
 - Section on housing by affordability - where did LTL come up with the figures and what date where the figures relative to.
 - Should they look at a multi-year snapshot process and say maybe the average over 10 years, this many units were available and this percentage was available at this time; should we provide other windows and dates; one sample does not constitute a trend; it would provide better rationale for the recommendations

Chairman Craig adjourned the meeting at 9:08 p.m.