

DRAFT – SUBJECT TO CHANGE

**East Hanover Township
Planning Commission Workshop
Re: Comprehensive Plan
Wednesday, May 27, 2009**

Present:

David Craig, Chairman; Mike Webb, Vice Chairman
Glenn Moyer, Member (arrival was delayed)

Absent:

Mike Kovach, Member

Also Present:

Marie Beaudet, Tom Shutt

The workshop was called to order by Chairman Craig at 7:30 p.m.

TOPICS OF DISCUSSION:

The main purpose of this workshop was to discuss the East Hanover Township Comprehensive Plan.

1. Comprehensive Goals and Objectives

- Chairman Craig noted the East Hanover goals and objectives for the comprehensive plan were reorganized by LTL and the Commission has been asked to go back through them.
- He also noted they need to comment on the items that were italicized and the maps that were provided.
- There was discussion regarding the land use codes and Chairman Craig noted they were provided by LTL.
- Mr. Webb noted there were some items that were mis-categorized.
- Chairman Craig began to go through the italicized items:
- Chairman Craig read a paragraph which was submitted to LTL regarding what the Planning Commission had put under natural resources; he noted LTL also added additional information to the paragraph
- Mr. Webb commented part of the discussion from the previous week was that no one was aware of any unique geological features. It was his understanding LTL was going to contact Topo Geo, a Bureau within DCNR, to see what they had for this Township in the event something was identified the PC was not aware of.
- There was further discussion regarding unique geological features; Topo Geo handles all the well logs, all the geological items, and they are the State contact for the USGS geological items.
- Mr. Webb noted he thought LTL was getting the natural index inventory sites. He mentioned vegetative cover and unique forested areas.

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- Ms. Beudet mentioned the Appalachian Trail, Horseshoe Trail and a grove of Pawpaw trees, located on Manada Bottom Road.
- Chairman Craig noted what they are essentially saying is for LTL to do investigative work into those areas; they believe they should be protected but more homework needs to be done.
- Mr. Webb suggested more generic language or specific concrete examples to go along with the generic language.
- There was further discussion regarding identifying some examples where they are located but is not limited to those sites
- There was discussion regarding the Pawpaw trees being an endangered species in this area.
- Chairman Craig Chairman Craig read a paragraph which was submitted to LTL regarding what the Planning Commission had put under historic resources; he noted LTL was provided with the Historical Society's inventory.
- It was noted LTL would make the document into a PDF and talk to Terry Dove at the Historical Society.
- There was discussion regarding the locations on the list.
- There was discussion regarding the Sauffley farm and the writing on the tombstones being in German. There was further discussion regarding the location of the farm.
- Mr. Shutt noted he was told about the tombstones but has not personally visited the site. He offered to check on location and contact the family. He noted Mrs. Sauffley contacted her regarding the cemetery.
- Chairman Craig noted if there are additional sites to please let him know. He added it is better to be proactive than reactive; the cost is less.
- Ms. Beudet asked if the Appalachian Trail would be covered. Chairman Craig answered it would fall under the open spaces and recreation.
- Chairman Craig Chairman Craig read a paragraph which was submitted to LTL regarding what the Planning Commission had put under land use.
- Ms. Beudet noted they would like to see the large parcels not split up and used as commercial or industrial parks. She asked if it would come with zoning.
- Mr. Webb noted it could added to the land use section. He read the section the Planning Commission had developed under land use.
- There was discussion regarding the industrial use. Mr. Shutt added it fits in with what was talked about before with zoning to keep it where it is at.
- Mr. Webb added the thought process they went through was they have existing two high through-put roadway systems. Route 81 is only accessible at interchanges. Route 22 is totally accessible and is not limited. The infrastructure is already existing. They did not want to use up more open land to put in more infrastructure to put an industrial park in the middle of nowhere.
- There was discussion regarding the utilities that would have to be run. I
- Chairman Craig added the type of industry they were thinking was more along the lines of technology.

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- There was further discussion regarding the technology being light industrial, light fabrication, research parks, office parks. It will provide higher-paying jobs and a better tax base.
- There was discussion regarding quality of life and the reduction of pollution.
- There was discussion regarding Routes 22, 743 and Sand Beach are all state roads.
- There was discussion they would like to talk to PennDOT to ask them when the land use changes are made how it would affect them.
- Ms. Beudet noted with the 209 Committee, the developer will be paying for some of the roadway improvements.
- Mr. Webb noted they wanted to avoid sprawl. In some respects, it is better for the Township to have medium and high density housing areas and minimizing the location and try to site them where it is most physically suitable to provide the services.
- There was further discussion regarding the infrastructure (sewer) for medium and high density housing.
- There was discussion regarding maintaining contiguous area of open space. Mr. Webb added if it is contiguous and a large open area, an ecosystem can be developed.
- Chairman Craig Chairman Craig read a paragraph which was submitted to LTL regarding what the Planning Commission had put under housing and zoning.
- Chairman Craig noted “fair share” falls under what Mr. Wyland will need to respond to. LTL already sent an e-mail to Mr. Wyland to address the fair share issue which he said he will be working on.
- Mr. Webb noted a date was given to him.
- There was discussion noting this will cover the types of houses with regard to trailer parks, medium density, high density.
- Chairman Craig noted that should address fair share and what needs to be allocated.
- Mr. Webb noted he does not perceive this Township to have a desperate housing shortage.
- Ms. Beudet answered the Township has a shortage of young people that have no apartments and have to leave the Township.
- Mr. Webb noted there may be classes of housing types that are not currently supported but what the PC may need to think about is how they can identify needs that currently do not exist in the Township.

ADJOURNMENT

Being no further discussion, the workshop was adjourned at 9:40 p.m.

Respectfully submitted,

Dawn Eppinger