

Minutes of the Hanover Township Planning Commission
September 15, 2026
6:30 p.m.

The Hanover Township Planning Commission met on September 15, 2026, at 6:30 p.m. Members present were Dave Neely, Brandon Farner, Brian Beyerbach, Bill Somplatsky and Jocelyn Ebert. The purpose of the meeting was to discuss the Township's consideration of a subdivision application and any other matter that came before the Commission.

Call to Order

The meeting was called to order at 6:31 p.m.

Review Minutes

Motion to approve the June 16, 2026 minutes as presented: Brian Beyerbach, Second: Brandon Farner; all were in favor. The motion passed unanimously.

New Business

- 1.) Morrison Subdivision – The Planning Commission reviewed the plans as submitted and noted some changes needing made. These changes were called out in the Widmer Engineer comment letter. The Planning Commission members were in agreement to recommend approval of the plan pending the changes noted in the comment letter were made with the exception of comment #1, 4, 7 and 8. The plan needed to be revised as required for recording purposes and accuracy. Additional clarity was needed on the applicant and name placard on the plan as noted in the engineer's comment letter (comment 10). Motion to recommend approval the subdivision plan and noting no official approval should be made until the comments are addressed: Brian Beyerbach, Second: Brandon Farner. All were in favor and the motion passed unanimously. Mr. Somplatsky noted that, for real estate tax purposes, the County may deem this new lot to be in violation of Clean and Green policy and rollback taxes may be applied. It was discussed that this is a county assessment issue and would be addressed by those agencies at the time of their review.
- 2.) Lifting Gear Building Addition – A motion was made by Dave Neely and seconded by Brian Beyerbach to put the Lifting Gear Building Addition Application on the agenda. All were in favor and the motion passed unanimously.

This application was not originally on the agenda because the review from the Township engineer was not received at the time the agenda was prepared. Being that the review letter came through earlier in the day during the day of the meeting, the Planning Commission decided to review the plans as submitted and noted some changes needing made as called out in the Township engineer's review letter. Present on behalf of the applicant were: Lenny White of KU Resources and Dennis O'Hara of Guardian Construction, the General Contractor. The plans involve a building addition on land owned by the applicant. They foresaw the need to expand when they originally built the building and those plans are now coming to fruition. All setbacks are being followed/met and some of the landscaping will need to be removed and replaced at the location in accordance with the buffer standards. The engineer agreed to addressing and satisfying the engineer's comments. All members were in agreement to recommend approval of the plan pending the changes called out in the engineer's comment letter were made and the plan was revised. Motion to recommend approval of the plan: Brian Beyerbach, Second: Brandon Farner. The motion passed unanimously.

Public Comment

- 1.) Brandon Farner – The Commission briefly looked over plans that fellow Commission member, Brandon Farner, is having prepared pertaining to a lot line change. Mr. Farner asked the Commission if they would look at the draft subdivision plan he is having prepared. This was not a formal review and no official action was taken by the Commission, but because of issues with past subdivisions not being prepared adequately, Mr. Farner thought it would be a good idea to show a draft to the Planning Commission since they were together before making a formal submission to the Township. The members did not object to looking at the plans and briefly reviewed them. They indicated that he will need to make a formal submission at a later time. Mr. Farner acknowledged this.
- 2.) Judy Wojanis – Ms. Wojanis asked about the Commission's past consideration of zoning applications from Prime Data Centers. The zoning process and procedure for approval was explained to Ms. Wojanis.
- 3.) Katie Weber – Ms. Weber asked about the Commission's past consideration of zoning applications from Prime Data Centers and the Township's Data Center Ordinance. The zoning process and procedure for approval was explained to Ms. Weber.
- 4.) Leslie Farner – Ms. Farner indicated she understood that the Prime Data Center applications are in a conditional use process and that hearings are the opportunity to talk and ask questions about the applications.
- 5.) Mark Dumbovich – Mr. Dumbovich asked about the drafting of the Data Center Ordinance and experts that were consulted in drafting said ordinance. It was explained to Mr. Dumbovich that the ordinance had been worked on in a public setting over the course of months foreseeing the need to zone for data centers since they are being considered in Pennsylvania. Two other nearby municipalities had adopted similar versions of data center ordinances, so the Planning Commission considered these ordinances with input from the planning meetings and discussions with various other stakeholders in the Township.
- 6.) Katie Weber and Kerri Hageter asked about getting copies of the meeting minutes that are not on the Township website. The Township Secretary stated that older meeting minutes (prior to 2026) are not available online due do website issues, but residents can obtain available copies of meeting minutes by filing a Right to Know Request with the Township Office.

Old Business

None

Adjourn Meeting

There being no other business before the Commission, a motion was made by Ms. Ebert and seconded by Mr. Beyerbach to adjourn. All were in favor. The meeting adjourned at 7:33 p.m.