

2019 COMPREHENSIVE PLAN

South Hanover Township

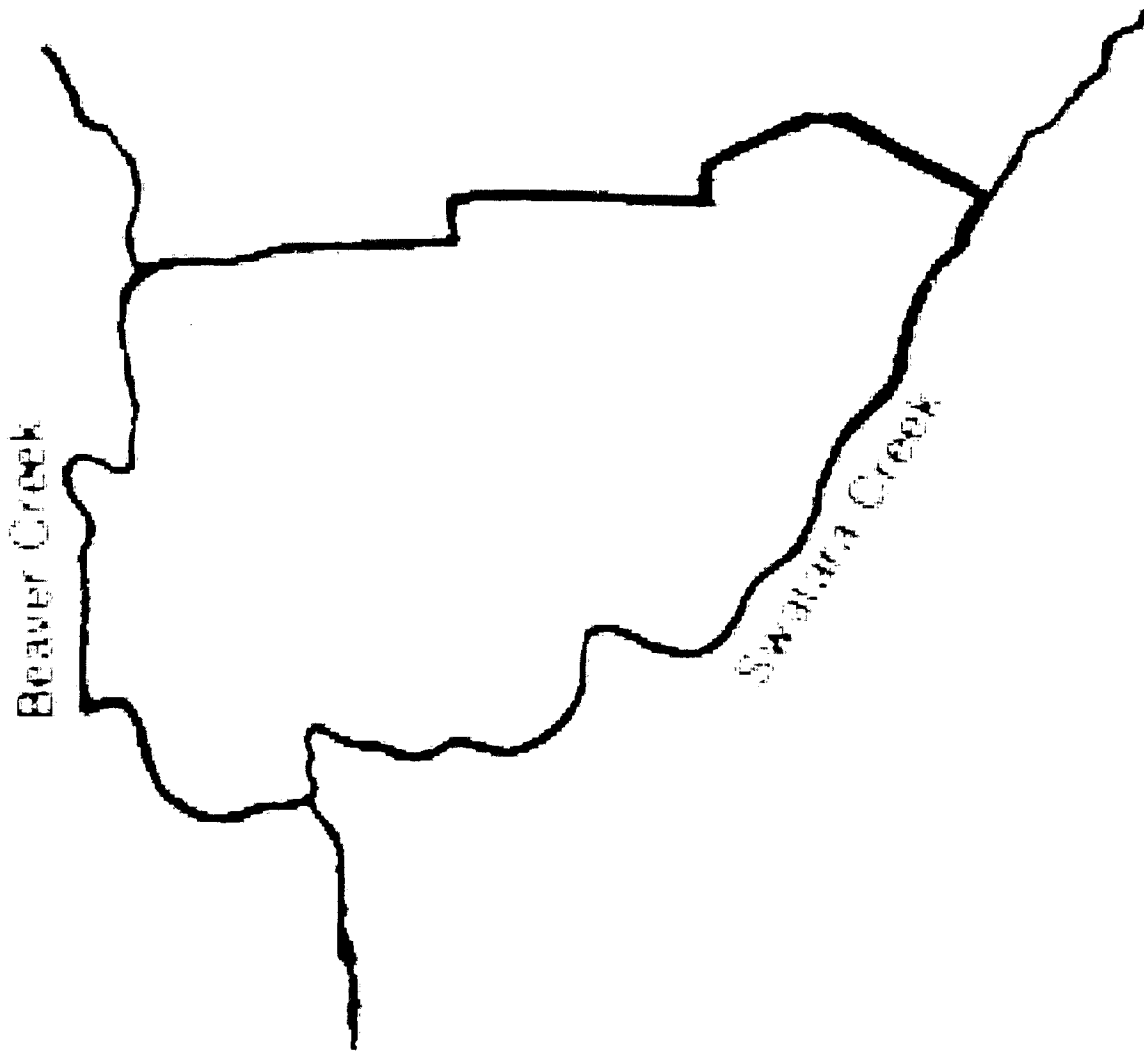


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ACKNOWLEDGEMENTS

The South Hanover Township Board of Supervisors would like to thank the Tri-County Regional Planning Commission and Dauphin County Planning Commission for their guidance and advice as well as their generous work and re-work of the mapping for the South Hanover Township Comprehensive Plan. They took the data that we provided and created the maps. The Plan would not be as robust without the provision of these full color maps.

The Supervisors also acknowledge the contributions of the members of the Board and the hard work and extra effort of a group of Supervisors to bring this plan to fruition. The Supervisors also acknowledge the hard work and effort of the South Hanover Township Planning Commission, who the Supervisors tasked with reviewing our old Comprehensive Plan and working with the group of Supervisors to develop this final Comprehensive Plan.

This diligent work will help to guide the development of our beautiful Township into the future, ensuring that South Hanover Township remains the wonderful, high quality place to live that it is today.

BOARD OF SUPERVISORS

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A. INTRODUCTION

PURPOSE OF THE PLAN

The purpose of a Municipal Comprehensive Plan is to identify areas of the Township where growth and development make sense with the current infrastructure and to plan for future infrastructure that may include fire or police protection, parks and recreation areas, the promotion of lower density and other Township services. Article Three of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as re-enacted and amended), addresses the preparation and adoption of such a plan. A Comprehensive Plan is not an ordinance or law, but rather a guide to help a municipality move forward and develop other guides, policies, laws, ordinances and regulations to help keep the municipality moving towards achieving its goals.

South Hanover Township's first Comprehensive Plan was adopted in 1991 and is now twenty-eight years old. This first plan had goals and objectives; however, it did not contain the framework for accomplishing the desired objectives. It is the desire of South Hanover Township's current governing body to create a document that will clearly state the goals and objectives of the Plan and lay out a framework for achieving the desired vision.

PLAN PREPARATION PROCESS

The process for the preparation of this Plan included the following steps:

1. Direction from the Board of Supervisors to proceed with the creation of a new South Hanover Township Comprehensive Plan.
2. Creation of a Comprehensive Plan Committee, which consisted of the Board of Supervisors and the Planning Commission.
3. Invitation to all South Hanover Township households to participate in a Comprehensive Survey requesting input into the future direction of our Township. A summary of the survey results are on the Township web site.
4. Held monthly Comprehensive Plan Committee topic meetings focused on each of the required elements of a Comprehensive Plan. The general public participated through attendance at monthly workshop meetings.
5. Development of goals, objectives and strategies by the Comprehensive Plan Committee.

6. **Creation of a draft plan based on the direction of the Comprehensive Plan Committee.**
7. **Review and recommendation at a public meeting by the South Hanover Township Planning Commission.**
8. **Review and recommendation by the Dauphin County Planning Commission.**
9. **Conduct of advertised public hearing (s) before the Board of Supervisors as required in The Municipalities Planning Code.**
10. **Review by adjacent municipalities.**
11. **Review and final editing by the Board of Supervisors.**
12. **Adoption by the Board of Supervisors.**

PLAN STRATEGIES

South Hanover Township intentionally planned for this document to be a concise plan which focuses on specific goals, objectives and the strategies for achieving those goals and objectives. It is our intent to avoid a cookie-cutter style municipal comprehensive plan. It is also our intent to provide a working document aimed at achieving the Plan's goals based on the feedback from Township residents, the realities of the Township's infrastructure and the desire to have sustainable growth.

The Township will use this document as a periodically updated "work in progress." Updates will be made on an as-needed basis as strategies are completed and as the Board desires to add new strategies and/or goals. Changes and/or updates may be suggested as new needs or goals become necessary and later adopted in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

B. HISTORY

The original Hanover Township was organized at a session of the Lancaster County Court in 1736-1737. From 1750 to 1791, the principal settlement in what is present-day South Hanover Township was called Unionford. The town was only a fort with six outposts. At one outpost (Milton Hershey Farm Unit 15) was a triangular tower used as a lookout.

In 1785, Dauphin County was separated from Lancaster County and Hanover Township was divided into two separate and distinct townships, named East Hanover and West Hanover. These two townships were divided by the Raison Creek.

In 1813, Lebanon County was split from Dauphin County. This split placed East Hanover Township in Lebanon County and West Hanover Township in Dauphin County. On March 4, 1842, South Hanover and a new East Hanover Township were divided out of West Hanover Township in Dauphin County, resulting in East Hanover Township in Dauphin County bordering East Hanover Township in Lebanon County, with South Hanover Township consisting of 11.3 square miles located due south of West and East Hanover Townships, Dauphin County. In 1971, several acres from East Hanover Township were added to South Hanover Township for a road paving project on Orchard Road, the Township's most northern road bordering East Hanover. This project placed Orchard Road from the West Hanover line on Orchard Road to the Manada Creek totally within South Hanover Township.

Completed in 1828, the Union Canal built along the Swatara Creek provided a critical early transportation route for shipping anthracite coal and lumber and other goods eastward to Philadelphia. The employment spurred by the Canal helped to create Unionford, a principal settlement in the Township. This village later became Union Deposit in 1845, through the plans of Phillip Wolfsberger and Isaac Hershey. The name came about due to the canal warehouses which afforded the farmers and businesses a place to "deposit" their goods for transport via the Union Canal.

Another source of employment in Union Deposit was the iron ore furnace from 1854 to 1887. The workers even had their own "row house" development beside the furnace along the Swatara Creek and used one of the two covered bridges at Union Deposit as a railroad bridge to bring the raw materials to the furnace.

Though most of South Hanover Township was rural woods and farmland, Union Deposit had two dry goods stores, two shoe stores, one millinery store, a tailor shop, an iron ore furnace, a flour mill, a wagon factory, a warehouse, a brick yard, two resident physicians, a post office, two instrumental bands and a hotel and of course several churches. During the revolutionary war, a local legend is that British Soldiers, while occupying the hotel, dug a tunnel to the tavern across the street. That tavern today is the Union Canal House restaurant and the hotel today is an apartment building, after previously being renovated by Milton S. Hershey to serve as Milton Hershey Farm Unit 15. The tunnel remains but is now closed. As

of 2018, many homes remain from the early days as well as two churches, the hotel, the apartment building and the Citizens Band building which housed the town band.

In addition to Union Deposit, from its early days South Hanover Township has had two other villages. Hoernerstown, a smaller settlement to the west of Union Deposit, was acquired through a land grant to Major John Hoerner and was named after the Major's father Andrew Hoerner who emigrated from Prussia in 1755. The land grant was later divided into farms with a small portion left for the village.

The Hoerner Homestead later became the home of the Edward Carney family. Mr. Carney was the founder of South Hanover Historical Society in 2001. Early in the town's history, Hoernerstown had two churches, one with a cemetery (the cemetery still remains and is cared for by Hanoverdale Church of the Brethren), a store, a hotel, a one-room school, a bank and many smaller shops. As of 2018, one of the churches remains and the one-room school has been recycled to provide an auxiliary fire station in the eastern most portion of the Township.

Sand Beach, the small cluster of homes in the extreme eastern part of the Township, lies at the point where the Manada Creek flows into the Swatara Creek. This quaint little town with its church, store, one-room school and "Mom and Pop" shops was originally named Manadaville. It was known for its 220 foot covered bridge built in 1906 between Derry Township and South Hanover and another covered bridge across the Manada Creek at the convergence of the Manada into the Swatara Creek. Business and industry in this little town included a sawmill, grist mill, cabinet shop, store and schoolhouse. The bridge, restored by Hershey Enterprises in 1964, burned the night of September 3, 1966.

During the 1800s, residents in our Township were fairly self-sufficient. In each of the villages were churches and pastors to care for their spiritual needs, doctors to care for their physical needs, a funeral parlor and a casket maker. There were grocery and dry goods stores, post offices, brick makers and tinsmiths; also, butcher shops, bakeries, flour mills, tailors and bands for enjoyment. Fire Company Carnivals were popular and one is still celebrated each year to this day in neighboring Hummelstown.

Financial opportunities for our Township's farmers in the 1900s were available when milk from their farms was delivered to the Chocolate factory in Hershey. Mr. Hershey also purchased land around the Township for farms that grew hay and raised cows for the factory's much needed milk supply and for the student homes of the Milton Hershey Industrial School (the first name of Milton Hershey School). Farmers also raised beef cattle, pigs, turkeys and chickens as well as selling eggs and seasonal vegetables to help defray their living expenses. The southwestern and northern areas of South Hanover Township are still primarily devoted to agriculture. In addition to livestock such as cattle, swine, sheep, horses and alpacas, farmers' crops include corn, wheat, barley, hay and more recently soy beans.

After a massive fire in 1908 that destroyed two stables in the alley between Third and Main Streets and threatened several homes in Union Deposit, the town residents held a meeting in December 1916 to begin working toward forming a Volunteer Fire Company because at that time there was no organized fire protection. The following year, in April of 1917, the Union Deposit Volunteer Fire Company was incorporated. Ten years later, interest in the Fire Company dwindled during WWI but was reorganized once again in 1926. The first fire house was a one truck building on the Doctor's Property on Main Street (the parking lot area of the brick Main Street Fire Station and formally the first school in the mid-1800s). The Township was growing and the members began to see the need for another truck. So in March of 1957 ground was broken directly behind the first building for a two bay fire house and an auditorium with a kitchen. Then again in the mid-1960s, the members saw the need for more protection and quicker response time on the western side of the Township. The one room school in Hoernerstown was remodeled for an auxiliary station. Presently, the Volunteer Firefighters house their trucks and equipment in the new South Hanover Volunteer Fire Company station at the Community Complex along with the new Municipal Building on Patriot Way.

As for the education of the Township's youth, the early settlers of South Hanover Township established the one-room school house model for educating their children. In Union Deposit, schools began with a one room school on Main Street followed by two other school buildings, one on West Canal Street and then a three room building on West Third Street. The school on Main Street which was owned by one of the two doctors in town later became the first Fire Company Station. In the rest of the Township, five one-room schools were built during the mid 1800s.

The one-room school at Sand Beach was unique in that it was the only school in the Township to have running water. Milton S. Hershey provided the school at Sand Beach with running water when he built a Water Station for his town and factory along the Manada Creek on the northern edge of Sand Beach. The other schools in the Township needed to pump water for each day from a well on site or as with the Hanshue School (located at the corner of Hanshue Road and Route 39) two boys were sent each day with a bucket on a broom handle for water to the Milton Hershey Farm #20 along Route 39 or to a neighbor's house that was within walking distance of the school. Hershey Estates would later donate to the Township much of the property upon which the current South Hanover Elementary School is located.

This model for education served the Township's educational needs for more than 100 years until the establishment in 1954 of the South Hanover Elementary School. With the maintenance costs of deteriorating school buildings and the increasing population, during the mid-1950s the South Hanover School Board (at one time each of Lower Dauphin's townships had their own school board) decided to close the schools and build a consolidated elementary school in Union Deposit.

Hershey Estates gave 9.87 acres to the Township “for and in consideration of the sum of \$1.00,” and on March 29, 1954, the new school was dedicated. The new school, like the one room schools, initially taught students from grades one to eight. If the students wanted to further their education, they would take a test to continue either at Hershey High School or Hummelstown High School, finding their own transportation. Later in the mid-1960's, the 1954 Elementary school enclosed the upper wing adding several new rooms which included a Library, Art Room, Special Education room and a Kindergarten.

After the construction of the Lower Dauphin Junior and Senior High School in 1960, which would now teach grades seven through 12, South Hanover School then taught kindergarten and grades one through six. When Lower Dauphin added a Middle school to the student division of grades, the elementary grades became K - 5, middle school grades 6 - 8 and high school grades 9- 12. Today, South Hanover Elementary School has on display the school bell that was tolled in the mid-1800s to call the first students to the Union Deposit School.

The earliest date found relating to mail delivery is 1855 in Union Deposit located at Rapp's Store. Postmasters were in charge of the mail in each of the three villages and then from Swatara Station or Hummelstown and later Hershey Post Offices. In 1897, the carrier that brought the mail to Union Deposit from Swatara Station made three trips a day for \$100.00 a year or 32 cents a day! The rural route 1 carrier, often on his bicycle, rode for a distance of 24 miles around the middle of the Township handling 4368 pieces of mail in April 1906. The carrier stated in The Hummelstown Sun that he wished to thank his patrons for the donations of pies, 7 eggs, apples, popcorn and many other “good” things. To this day, it is customary to give small gifts to our postal delivery people during the traditional Christmas or New Year season.

Today, most residents have Hummelstown addresses, while some others have Hershey or Harrisburg addresses. Growth in housing, population and new businesses is on the upswing and several farmers are still holding their own. The members of the South Hanover Historical Society are diligently working to preserve this very unique history that is South Hanover Township.

(Taken from History of South Hanover Township, Dauphin County, PA, Beginning 1700, by Elaine Cassel, May 18, 2018)

C. DEMOGRAPHICS

The allocation of municipal resources must consider the population to be served. The demographic data allows us to view our population and make determinations on possible future needs. The demographic information presented here is taken from the United States Census Bureau. Most data is from 2016, some from 2012 – 2016.

Household Information

Subject	South Hanover Township, Dauphin County, Pennsylvania (2016 Data)			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE				
Total households	2,548	+/-185	2,548	(X)
Family households (families)	1,880	+/-139	73.80%	+/-5.6
With own children of the householder under 18 years	728	+/-104	28.60%	+/-4.7
Married-couple family	1,588	+/-153	62.30%	+/-6.1
With own children of the householder under 18 years	591	+/-104	23.20%	+/-4.6
Male householder, no wife present, family	111	+/-73	4.40%	+/-2.8
With own children of the householder under 18 years	22	+/-26	0.90%	+/-1.0
Female householder, no husband present, family	181	+/-88	7.10%	+/-3.5
With own children of the householder under 18 years	115	+/-64	4.50%	+/-2.5
Nonfamily households	668	+/-173	26.20%	+/-5.6
Householder living alone	534	+/-173	21.00%	+/-5.8
65 years and over	93	+/-64	3.60%	+/-2.5
Households with one or more people under 18 years	788	+/-106	30.90%	+/-4.9
Households with one or more people 65 years and over	566	+/-85	22.20%	+/-3.2
Average household size	2.51	+/-0.12	(X)	(X)
Average family size	2.93	+/-0.13	(X)	(X)

Relationship and Marital Status

		South Hanover Township, Dauphin County, Pennsylvania (2016 Data)			
RELATIONSHIP	Subject	Estimate	Margin of Error	Percent	Percent Margin of Error
	Population in households	6,400	+/-285	6,400	(X)
	Householder	2,548	+/-185	39.80%	+/-2.0
	Spouse	1,568	+/-157	24.50%	+/-2.2
	Child	1,816	+/-207	28.40%	+/-3.1
	Other relatives	253	+/-138	4.00%	+/-2.1
	Nonrelatives	215	+/-110	3.40%	+/-1.7
	Unmarried partner	128	+/-85	2.00%	+/-1.3
MARITAL STATUS					
	Males 15 years and over	2,791	+/-206	2,791	(X)
	Never married	672	+/-324	24.10%	+/-10.9
	Now married, except separated	1,802	+/-285	64.60%	+/-11.2
	Separated	16	+/-27	0.60%	+/-1.0
	Widowed	18	+/-29	0.60%	+/-1.0
	Divorced	283	+/-122	10.10%	+/-4.3

Employment Status

		South Hanover Township, Dauphin County, Pennsylvania			
EMPLOYMENT STATUS	Subject	Estimate	Margin of Error	Percent	Percent Margin of Error
	Population 16 years and over	5,320	+/-134	5,320	(X)
	In labor force	3,602	+/-302	67.70%	+/-5.7
	Civilian labor force	3,602	+/-302	67.70%	+/-5.7
	Employed	3,380	+/-321	63.50%	+/-6.2
	Unemployed	222	+/-121	4.20%	+/-2.3
	Armed Forces	0	+/-14	0.00%	+/-0.4
	Not in labor force	1,718	+/-310	32.30%	+/-5.7

Commuting to Work

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
COMMUTING TO WORK				
Workers 16 years and over	3,334	+/-319	3,334	(X)
Car, truck, or van -- drove alone	2,769	+/-292	83.10%	+/-8.9
Car, truck, or van -- carpooled	177	+/-100	5.30%	+/-3.1
Public transportation (excluding taxicab)	13	+/-22	0.40%	+/-0.6
Walked	91	+/-59	2.70%	+/-1.7
Other means	0	+/-14	0.00%	+/-0.7
Worked at home	284	+/-287	8.50%	+/-8.1
Mean travel time to work (minutes)	20.2	+/-1.9	(X)	(X)

School Enrollment & Educational Attainment

Subject	South Hanover Township, Dauphin County, Pennsylvania (2016 Data)			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	1,398	+/-183	1,398	(X)
Nursery school, preschool	64	+/-60	4.60%	+/-4.2
Kindergarten	55	+/-42	3.90%	+/-2.9
Elementary school (grades 1-8)	687	+/-137	49.10%	+/-8.9
High school (grades 9-12)	305	+/-101	21.80%	+/-6.6
College or graduate school	287	+/-108	20.50%	+/-6.5
EDUCATIONAL ATTAINMENT				
Population 25 years and over	4,647	+/-165	4,647	(X)
Less than 9th grade	55	+/-51	1.20%	+/-1.1
9th to 12th grade, no diploma	193	+/-103	4.20%	+/-2.2
High school graduate (includes equivalency)	1,276	+/-346	27.50%	+/-7.5
Some college, no degree	903	+/-298	19.40%	+/-6.3
Associate's degree	352	+/-116	7.60%	+/-2.5
Bachelor's degree	1,062	+/-188	22.90%	+/-3.9
Graduate or professional degree	806	+/-211	17.30%	+/-4.5

Occupation

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPATION				
Civilian employed population 16 years and over	3,380	+/-321	3,380	(X)
Management, business, science, and arts occupations	2,010	+/-266	59.50%	+/-7.7
Service occupations	523	+/-304	15.50%	+/-8.2
Sales and office occupations	559	+/-174	16.50%	+/-5.1
Natural resources, construction, and maintenance occupations	86	+/-56	2.50%	+/-1.7
Production, transportation, and material moving occupations	202	+/-87	6.00%	+/-2.6

Industry

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
INDUSTRY				
Civilian employed population 16 years and over	3,380	+/-321	3,380	(X)
Agriculture, forestry, fishing and hunting, and mining	11	+/-18	0.30%	+/-0.5
Construction	160	+/-83	4.70%	+/-2.5
Manufacturing	334	+/-129	9.90%	+/-3.8
Wholesale trade	39	+/-37	1.20%	+/-1.1
Retail trade	275	+/-144	8.10%	+/-4.3
Transportation and warehousing, and utilities	130	+/-101	3.80%	+/-3.0
Information	0	+/-14	0.00%	+/-0.7
Finance and insurance, and real estate and rental and leasing	216	+/-106	6.40%	+/-3.0
Professional, scientific, and management, and administrative and waste management services	357	+/-114	10.60%	+/-3.4
Educational services, and health care and social assistance	1,072	+/-333	31.70%	+/-8.5
Arts, entertainment, and recreation, and accommodation and food services	341	+/-143	10.10%	+/-4.1
Other services, except public administration	165	+/-73	4.90%	+/-2.2
Public administration	280	+/-115	8.30%	+/-3.4

Income & Benefits

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
INCOME AND BENEFITS (IN 2016 INFLATION-ADJUSTED DOLLARS)				
Total households	2,548	+/-185	2,548	(X)
Less than \$10,000	53	+/-58	2.10%	+/-2.3
\$10,000 to \$14,999	48	+/-46	1.90%	+/-1.8
\$15,000 to \$24,999	119	+/-74	4.70%	+/-2.8
\$25,000 to \$34,999	198	+/-112	7.80%	+/-4.3
\$35,000 to \$49,999	203	+/-82	8.00%	+/-3.2
\$50,000 to \$74,999	395	+/-137	15.50%	+/-5.4
\$75,000 to \$99,999	481	+/-156	18.90%	+/-5.8
\$100,000 to \$149,999	580	+/-150	22.80%	+/-5.9
\$150,000 to \$199,999	274	+/-111	10.80%	+/-4.3
\$200,000 or more	197	+/-95	7.70%	+/-3.7
Median household income (dollars)	83,857	+/-7,639	(X)	(X)
Mean household income (dollars)	110,419	+/-16,528	(X)	(X)
With earnings	2,092	+/-186	82.10%	+/-3.8
Mean earnings (dollars)	102,760	+/-12,884	(X)	(X)
With Social Security	722	+/-125	28.30%	+/-4.7
Mean Social Security income (dollars)	20,581	+/-2,068	(X)	(X)
With retirement income	523	+/-116	20.50%	+/-4.5
Mean retirement income (dollars)	36,932	+/-11,178	(X)	(X)
With Supplemental Security Income	93	+/-65	3.60%	+/-2.5
Mean Supplemental Security Income (dollars)	11,495	+/-3,172	(X)	(X)
With cash public assistance income	0	+/-14	0.00%	+/-0.9
Mean cash public assistance income (dollars)	-	**	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	98	+/-65	3.80%	+/-2.5

Housing Occupancy

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	2,680	+/-190	2,680	(X)
Occupied housing units	2,548	+/-185	95.10%	+/-4.4
Vacant housing units	132	+/-120	4.90%	+/-4.4
Homeowner vacancy rate	0.7	+/-1.1	(X)	(X)
Rental vacancy rate	5.3	+/-8.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	2,680	+/-190	2,680	(X)
1-unit, detached	1,764	+/-169	65.80%	+/-5.1
1-unit, attached	383	+/-133	14.30%	+/-4.7
2 units	97	+/-87	3.60%	+/-3.2
3 or 4 units	67	+/-67	2.50%	+/-2.4
5 to 9 units	265	+/-122	9.90%	+/-4.6
10 to 19 units	26	+/-29	1.00%	+/-1.1
20 or more units	15	+/-24	0.60%	+/-0.9
Mobile home	63	+/-45	2.40%	+/-1.7
Boat, RV, van, etc.	0	+/-14	0.00%	+/-0.8

Occupied Housing Units

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Occupied housing units	2,548	+/-185	2,548	(X)
Owner-occupied	1,948	+/-220	76.50%	+/-6.3
Renter-occupied	600	+/-164	23.50%	+/-6.3
Average household size of owner-occupied unit	2.65	+/-0.16	(X)	(X)
Average household size of renter-occupied unit	2.07	+/-0.31	(X)	(X)

Housing Structure Age

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
YEAR STRUCTURE BUILT				
Total housing units	2,763	+/-190	100.00%	(X)
Built 2017	21	Actual	0.76%	+/-0
Built 2016	28	Actual	1.01%	+/-0
Built 2015	27	Actual	0.98%	+/-0
Built 2014	28	+/-14	1.01%	+/-0.8
Built 2010 to 2013	103	+/-61	3.73%	+/-2.2
Built 2000 to 2009	646	+/-117	23.38%	+/-4.1
Built 1990 to 1999	323	+/-118	11.69%	+/-4.2
Built 1980 to 1989	241	+/-96	8.72%	+/-3.5
Built 1970 to 1979	449	+/-114	16.25%	+/-4.2
Built 1960 to 1969	126	+/-61	4.56%	+/-2.3
Built 1950 to 1959	405	+/-110	14.66%	+/-3.9
Built 1940 to 1949	33	+/-34	1.19%	+/-1.3
Built 1939 or earlier	354	+/-126	12.81%	+/-4.7

Vehicles Available

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
VEHICLES AVAILABLE				
Occupied housing units	2,548	+/-185	2,548	(X)
No vehicles available	99	+/-64	3.90%	+/-2.5
1 vehicle available	522	+/-161	20.50%	+/-5.5
2 vehicles available	1,168	+/-178	45.80%	+/-6.9
3 or more vehicles available	759	+/-145	29.80%	+/-5.6

Housing Value & Mortgage Status

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
VALUE				
Owner-occupied units	1,948	+/-220	1,948	(X)
Less than \$50,000	48	+/-37	2.50%	+/-1.9
\$50,000 to \$99,999	77	+/-55	4.00%	+/-2.8
\$100,000 to \$149,999	194	+/-111	10.00%	+/-5.5
\$150,000 to \$199,999	546	+/-131	28.00%	+/-5.5
\$200,000 to \$299,999	565	+/-155	29.00%	+/-7.4
\$300,000 to \$499,999	404	+/-113	20.70%	+/-5.6
\$500,000 to \$999,999	114	+/-61	5.90%	+/-3.1
\$1,000,000 or more	0	+/-14	0.00%	+/-1.1
Median (dollars)	215,400	+/-20,252	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	1,948	+/-220	1,948	(X)
Housing units with a mortgage	1,344	+/-193	69.00%	+/-6.7
Housing units without a mortgage	604	+/-155	31.00%	+/-6.7

Voting Age Population

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	5,085	+/-153	5,085	(X)
Male	2,658	+/-213	52.30%	+/-3.7
Female	2,427	+/-196	47.70%	+/-3.7

Population Sex & Age

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	6,641	+/-28	6,641	(X)
Male	3,356	+/-202	50.50%	+/-3.0
Female	3,285	+/-203	49.50%	+/-3.0
Under 5 years	434	+/-117	6.50%	+/-1.8
5 to 9 years	275	+/-86	4.10%	+/-1.3
10 to 14 years	495	+/-124	7.50%	+/-1.9
15 to 19 years	399	+/-144	6.00%	+/-2.2
20 to 24 years	391	+/-143	5.90%	+/-2.1
25 to 34 years	812	+/-313	12.20%	+/-4.7
35 to 44 years	820	+/-189	12.30%	+/-2.9
45 to 54 years	1,114	+/-350	16.80%	+/-5.3
55 to 59 years	399	+/-127	6.00%	+/-1.9
60 to 64 years	618	+/-201	9.30%	+/-3.0
65 to 74 years	591	+/-121	8.90%	+/-1.8
75 to 84 years	225	+/-91	3.40%	+/-1.4
85 years and over	68	+/-57	1.00%	+/-0.9
Median age (years)	42.3	+/-3.1	(X)	(X)
18 years and over	5,173	+/-138	77.90%	+/-2.1
21 years and over	4,993	+/-150	75.20%	+/-2.3
62 years and over	1,140	+/-159	17.20%	+/-2.4
65 years and over	884	+/-119	13.30%	+/-1.8
18 years and over	5,173	+/-138	5,173	(X)
Male	2,687	+/-212	51.90%	+/-3.7
Female	2,486	+/-191	48.10%	+/-3.7
65 years and over	884	+/-119	884	(X)
Male	433	+/-77	49.00%	+/-6.9
Female	451	+/-93	51.00%	+/-6.9

Race

Subject	South Hanover Township, Dauphin County, Pennsylvania			
	Estimate	Margin of Error	Percent	Percent Margin of Error
RACE				
Total population	6,641	+/-28	6,641	(X)
One race	6,429	+/-119	96.80%	+/-1.8
Two or more races	212	+/-120	3.20%	+/-1.8
One race	6,429	+/-119	96.80%	+/-1.8
White	5,677	+/-366	85.50%	+/-5.5
Black or African American	479	+/-324	7.20%	+/-4.9
American Indian and Alaska Native	0	+/-14	0.00%	+/-0.3
Asian	273	+/-199	4.10%	+/-3.0
Asian Indian	194	+/-199	2.90%	+/-3.0
Chinese	0	+/-14	0.00%	+/-0.3
Filipino	0	+/-14	0.00%	+/-0.3
Japanese	19	+/-31	0.30%	+/-0.5
Korean	44	+/-44	0.70%	+/-0.7
Vietnamese	0	+/-14	0.00%	+/-0.3
Other Asian	16	+/-25	0.20%	+/-0.4
Native Hawaiian and Other Pacific Islander	0	+/-14	0.00%	+/-0.3
Some other race	0	+/-14	0.00%	+/-0.3
Two or more races	212	+/-120	3.20%	+/-1.8
White and Black or African American	52	+/-62	0.80%	+/-0.9
White and American Indian and Alaska Native	13	+/-19	0.20%	+/-0.3
White and Asian	147	+/-93	2.20%	+/-1.4
Black or African American and American Indian and Alaska Native	0	+/-14	0.00%	+/-0.3
Race alone or in combination with one or more other races				
Total population	6,641	+/-28	6,641	(X)
White	5,889	+/-378	88.70%	+/-5.6
Black or African American	531	+/-328	8.00%	+/-5.0
American Indian and Alaska Native	13	+/-19	0.20%	+/-0.3
Asian	420	+/-212	6.30%	+/-3.2
Native Hawaiian and Other Pacific Islander	0	+/-14	0.00%	+/-0.3
Some other race	0	+/-14	0.00%	+/-0.3
HISPANIC OR LATINO AND RACE				
Total population	6,641	+/-28	6,641	(X)
Hispanic or Latino (of any race)	352	+/-254	5.30%	+/-3.8
Mexican	59	+/-92	0.90%	+/-1.4
Puerto Rican	60	+/-55	0.90%	+/-0.8
Cuban	35	+/-57	0.50%	+/-0.9
Other Hispanic or Latino	198	+/-227	3.00%	+/-3.4

Not Hispanic or Latino	6,289	+/-254	94.70%	+/-3.8
White alone	5,359	+/-413	80.70%	+/-6.2
Black or African American alone	456	+/-319	6.90%	+/-4.8
American Indian and Alaska Native alone	0	+/-14	0.00%	+/-0.3
Asian alone	273	+/-199	4.10%	+/-3.0
Native Hawaiian and Other Pacific Islander alone	0	+/-14	0.00%	+/-0.3
Some other race alone	0	+/-14	0.00%	+/-0.3
Two or more races	201	+/-118	3.00%	+/-1.8
Two races including Some other race	0	+/-14	0.00%	+/-0.3
Two races excluding Some other race, and Three or more races	201	+/-118	3.00%	+/-1.8

PROJECTED POPULATION

The Dauphin County Comprehensive Plan projects South Hanover Township's population to grow by 28.8% from 2010 to 2040. This projected growth within Dauphin County is only exceeded by neighboring West Hanover Township with a projected growth rate of 30.1%. The next highest projected growth rate is 20.1% for Middle Paxton Township.

The Dauphin County Comprehensive Plan indicates that the 2010 population for South Hanover Township was 6248 and projects the population of South Hanover Township to be:

2020 – 6964 residents

2030 – 7568 residents

2040 – 8047 residents

The Dauphin County Comprehensive Plan projects South Hanover Township's need for occupied dwelling units to grow 29.9% from 2010 to 2040, this projected growth within Dauphin County is only exceeded by neighboring West Hanover Township with a projected growth rate of 30.4%. The next highest projected growth rate for dwellings needed is 20.1% for Middle Paxton Township.

The Dauphin County Comprehensive Plan indicates that there were 2351 occupied dwelling units in 2010 and projects the need for occupied dwelling units in South Hanover Township to be:

2020 – 2631

2030 – 2867

2040 – 3054

Our recently amended Residential Cluster development option, along with the proposed expansion of the Village zoning district, should balance the needs for additional dwellings for anticipated population increases while satisfying the desire of township residents to maintain farmland and open space.

D. STATEMENT OF PURPOSE

South Hanover Township strives to create and maintain a vibrant community with open space and recreational opportunities for residents, while providing for the health, safety and well-being of our citizens.

OVERALL GOALS:

- 1. Encourage less density in development requirements to help achieve the goals of this Comprehensive Plan.**
- 2. Encourage Cottage Industries in the Residential Agriculture zone to ensure the long-term financial stability of our farms (that provide so much of our open space).**
- 3. Plan for the Big Picture, not just immediate land use and development.**
- 4. Manage and preserve the land use character within the Township, especially in the "villages" and rural areas.**
- 5. Assure that future land use is compatible with existing adjoining land uses.**
- 6. Affirm agricultural land use as an important component of the Township's future. Encourage the preservation of farmland.**
- 7. Concentrate growth in areas already served by current infrastructure (e.g. transportation, utilities and commercial services). Use zoning and density as tools.**
- 8. Promote mixed-use techniques to provide affordable housing, adaptive re-use and more open space.**
- 9. Encourage linear paths and bikeways in new developments to provide (a) convenient non-motorized internal circulation, (b) recreational opportunities for connecting properties and (c) public access to the Township's open space facilities.**
- 10. Preserve the village appearance and feel of Union Deposit, Hoernerstown and Sand Beach. Avoid suburban sprawl in these areas.**
- 11. Prioritize transportation improvements to support the development strategy adopted by the Comprehensive Plan.**

E. GENERAL GOVERNANCE

South Hanover Township is registered as a second class township governed by a Board of Supervisors made up of five members elected at large to staggered, six-year terms. Supervisors make policies, levy taxes, authorize expenditures and direct the administration of the Township. Until 1969, Supervisors held business meetings in their individual homes. On November 25, 1969, the first municipal building was dedicated on West Third Street in Union Deposit.

On December 6, 2016, a new more modern and spacious building was dedicated in a Municipal Complex developed just north of Union Deposit along Route 39 with a Township Park and new South Hanover Fire Company Building.

The Township's elected supervisors are aided and assisted by a dedicated staff and a Public Works Department. Very important to the administration of the Township are our Township Manager, Treasurer, Administrative Secretary, Administrative Bookkeeper, Engineer, Solicitor, Zoning Officer, Codes Enforcement Officer and Tax Collector.

STAFF AND PROFESSIONAL SERVICES

MANAGER. The Township Manager implements the policies and directives of the Board of Supervisors and supervises the day-to-day work of the office personnel and the public works staff who are responsible for maintaining the Township's buildings, roads and parks and who remove debris after storms and floods. Each year, for all Township departments, the manager oversees the initial draft of the budget that is submitted for review and approval by the Supervisors. The manager coordinates the preparation of the Township's newsletter to the residents and serves as a liaison to the fire department, neighboring townships and counties, and emergency management. The manager ensures that necessary equipment and documents are ready for the meetings of the Board of Supervisors and other boards, commissions and committees of the Township. The Township Manager serves at the pleasure of the Board of Supervisors, subject to any contractual rights that may arise under an employment agreement approved by the Supervisors.

TREASURER. The Township's Treasurer has the duty to:

- 1. Keep distinct and accurate accounts of all funds received and disbursed.**
- 2. Annually state the accounts and make them available to the auditors for settlement.**
- 3. Preserve the account books, papers, documents and other records of the office and turn those over to the successor in office.**

ADMINISTRATIVE ASSISTANT. The Township's Administrative Assistant is a clerk to the Board of Supervisors. The Township's Administrative Assistant has the duty to:

1. Record the proceedings of the Board of Supervisors and all court orders relative to the laying out, opening and vacating of roads in a minutes book.
2. Preserve the minutes book and other records and turn them over to the successor in office.
3. Inform supervisors of all Township meetings, including special meetings of the Board of Supervisors.

ADMINISTRATIVE BOOKKEEPER. The Township's Administrative Bookkeeper processes payroll, handles all payables and receivables, provides reports to the Treasurer, accountant and auditors, and assists in other administrative functions.

ENGINEER. The Township's Engineer reviews subdivision and land development plans and performs such duties as the Board of Supervisors may direct for the construction, reconstruction, maintenance and repair of streets, roads, pavements, sanitary sewers, bridges, culverts and other engineering work. The Township's Engineer also prepares plans, specifications and estimates of the work undertaken by the Township and furnishes the Board of Supervisors with reports, information on estimates on any Township engineering work or on questions submitted by the Board of Supervisors.

SOLICITOR. The Township's Solicitor, when directed or requested to do so, prepares or approves any bonds, obligations, contracts, leases, conveyances, ordinances and assurances to which the Township may be a party. The Township's Solicitor commences and prosecutes all actions brought by the Township for or on account of any of the estates, rights, trusts, privileges, claims or demands, as well as defends the Township or any Township officer against all actions or suits brought against the Township or Township officer in which any of the estates, rights, privileges, trusts, ordinances or accounts of the Township may be brought in question before any court in this Commonwealth and does every professional act incident to the office which the Township's Solicitor may be authorized or required to do by the Board of Supervisors or by any resolution. The Township's Solicitor, upon request, furnishes the Board of Supervisors with an opinion in writing upon any question of law.

ZONING OFFICER. The Township's Zoning Officer administers the zoning ordinance in accordance with its literal terms and does not have the power to permit any construction or any use or change of use which does not conform to the zoning ordinance. The Zoning Officer is authorized to institute civil enforcement proceedings as a means of enforcement when acting within the scope of the Zoning Officer's employment.

CODES ENFORCEMENT OFFICER. The Township's Codes Enforcement Officer administers and enforces the Township's adopted codes or ordinances. The Codes Enforcement Officer has the right to enter upon and inspect, subject to constitutional standards, any premises at reasonable hours and in a reasonable manner, for the administration and enforcement of the Township's adopted codes or ordinances.

OTHER ELECTED POSITIONS

TAX COLLECTOR. The Township's Tax Collector collects all county, township and school real estate taxes and other taxes levied by whichever authorities are authorized to levy taxes to be collected by townships. The Tax Collector is elected to serve a term of four years. The tax collector exercises all the powers and performs all the duties and is subject to all the obligations and responsibilities for the collection of taxes as are conferred upon tax collectors by law.

The **BOARD OF AUDITORS** meets annually at the Township office and other times as needed. Each Auditor is elected to serve a term of six years. Their task is to determine the compensation for the current year for supervisors also employed by the Township. Two auditors constitute a quorum. The auditors may also make an audit of the dockets, transcripts and other official records of the district justices to determine the amount of fines and costs paid over or due the Township.

APPOINTED BOARDS AND COMMISSIONS

The **PLANNING COMMISSION** prepares the comprehensive plan for the development of the Township and presents it for consideration by the Board of Supervisors. The members are appointed by the Board of Supervisors for terms of four years or to fulfill the remainder of a vacated term. The Planning Commission accepts for review and reviews all subdivision and land

development plans, making recommendations to the Board of Supervisors. The Planning Commission, at the request of the Supervisors, also does the following:

1. Makes recommendations to the Supervisors concerning the adoption or amendment of the official map.
2. Prepares and presents to the Supervisors of the municipality a zoning ordinance and makes recommendations to the Supervisors on proposed amendments to it.
3. Prepares, recommends and administers subdivision and land development and planned residential development regulations.
4. Prepares and presents to the Supervisors a building code and a housing code and makes recommendations concerning proposed amendments thereto.
5. Reviews the zoning ordinance, subdivision and land development ordinance, official map, provisions for planned residential development and such other ordinances and regulations governing the development of land no less frequently than it reviews the comprehensive plan.
6. Does such other acts or makes such studies as may be necessary to fulfill the Planning Commission's duties and obligations imposed by law or the Board of Supervisors.

The **PARK AND RECREATION BOARD** supervises, regulates, equips and maintains township-funded recreation programs and facilities. The members are appointed by the Board of Supervisors for terms of five years or until successors are appointed. Members of the Parks and Recreation Board serve without pay but may be reimbursed by the Township for all expenses incurred in performing their duties.

The **SEWER AUTHORITY** is an independent authority permitted under Pennsylvania law and is governed by the Pennsylvania Municipality Authorities Act. The members are appointed by the Board of Supervisors for terms of five years or until successors are appointed. The primary duties of the authority are to operate, maintain, repair and construct a public sanitary system within the Township. South Hanover's Sewer Authority leases the sewer system to South Hanover Township who operates and maintains the system.

The **ZONING HEARING BOARD** is a quasi-judicial body having exclusive jurisdiction to hear and render final adjudications in substantive challenges to the validity of the land use ordinance, appeals from determinations of the zoning officer, applications for variances from terms of the zoning ordinance and

applications for special exceptions under the zoning ordinance. The members are appointed by the Board of Supervisors for terms of three years or until successors are appointed.

PARTICIPATION BY RESIDENTS

The greatest aid to the Township is the participation by South Hanover residents at the Township's public meetings. Residents are not only welcomed but are encouraged to attend public meetings of the Board of Supervisors, the Planning Commission and any public meeting of the Township's several committees, boards and authorities. By attending and voicing their concerns, questions and opinions about issues and needs, residents of the Township not only provide a valuable service to the Supervisors and the other boards, commissions and authorities, but are assisting in the making of ordinances and regulations that will affect themselves, their families and other residents. The Board of Supervisors appreciates the contributions of Township residents as we work together in providing efficient service that is responsive to local needs and expectations.

F. LAND USE

INTRODUCTION

South Hanover Township was for many years primarily an agricultural community with some concentrated residential development in the villages of Union Deposit and Sand Beach. Residential and some commercial development later occurred from the 1950's through the 1970's with residential concentrations in the Duke Street, Grandview Road and Crestview areas. From the 1980's to present, residential development continued throughout the Township with concentrations at the Greenbriar development on Grandview Road, Hanover Hills off of North Hoernerstown Road, Hillymede off of Red Top Road, Meadows of Hanover on Route 39 and several developments east of Route 39. See *Existing Land Use Map, Appendix A*.

South Hanover Township has some commercial businesses which existed before zoning, located throughout the Township and concentrated commercial development along the Route 39 corridor.

South Hanover Township has become a highly desirable area for residential development due to the availability of open land, its location near the Hershey attractions, the availability of good schools and its proximity to the Penn State Hershey Medical Center and the state offices in Harrisburg. Residential development has greatly increased in the last 10 years with very little commercial growth.

VISION FOR THE FUTURE

Growth in South Hanover Township will continue to shift to the less-developed areas primarily West of Grandview Road and East of Route 39, with some infill and redevelopment in already developed areas. Growth in the Residential/Agricultural and Residential/Cluster zones will be primarily residential, but there are also opportunities for some commercial/light industrial growth as well. See *Future Land Use Map, Appendix B*.

LIMITATIONS

The Township currently has limited commercial opportunities. The only commercial zone is along the Route 39 corridor and much of the land there is owned by the Hershey Trust. See *Township Owned and Tax Exempt Parcels, Appendix C*. There are no other highways in the Township and consequently there are very limited opportunities for establishing any new commercial zones. There are few other roads in the Township that could support heavy truck traffic

required for a commercial corridor. In addition, many of the roads currently do not support significant residential development. Public sewer and water infrastructure do not exist in most of the undeveloped areas of the Township. See *Public Water and Sewer Map, Appendix D*.

OPPORTUNITIES

It has been recognized that additional commercial and industrial activities would be desirable within the Township in order to help offset property taxes, reduce the burden on schools and to create additional employment for Township residents. This would also lessen peak traffic flows on Township roads. The Township now has a light industrial zone with direct access to a four lane highway, capable of handling heavy truck traffic. The Township encourages future light industrial development in this zone. Consideration may be given to allowing cottage industries within certain other zones, interspersed with residential uses, with appropriate controls to limit negative impacts. These businesses would be types that would not generate high traffic volume.

GOALS AND STRATEGIES

A 2017 survey of residents of South Hanover Township indicated the overwhelming desire to maintain the rural character of the Township and to preserve farmland and open space coupled with less dense development. See *Agriculture Map, Appendix E*.

This goal is at odds with the pressure for residential development, but there are strategies that will support maintaining open spaces:

1. Allow limited commercial/light industrial uses (cottage industry) within the Residential/Agricultural districts. See *Future Land Use Map, Appendix B and Agriculture Map, Appendix E*. This would allow landowners of larger tracts to realize income from these tracts which is currently not available from farming activities. It would create value for these lands, other than residential development and would encourage the maintaining of open spaces.
2. Change the Residential/Cluster zones so that floodplains, streams and ponds, storm water basins and slopes greater than 15% may be included in the calculation for open space but shall not constitute more than 50% of the total open space area. See *Water Resources Map, Appendix F and Slopes and Hydrology Map, Appendix G*.
3. Consider creating residential zones with larger lot requirements. This would reduce the density of homes, would reduce the need for expensive sewer infrastructure and would avoid the overcrowding of roadways.

4. **Realign zoning to reflect current uses in areas where appropriate. Update our zoning and zoning maps to reflect the goals of this new Comprehensive Plan.**
5. **Review current zoning, subdivision and land development ordinances for modification, to consider storm water management and other land use regulations. See *Geological Features and Drainage Basins Map, Appendix H*. One goal of this process will be to prevent excessive impervious coverage in land development plans, enabling residents to later add patios and sheds to individual lots without a storm water management plan being needed.**
6. **Assure that the infrastructure in the Township is not overburdened by development.**
7. **Address need for off-street parking, where possible, within new developments.**
8. **Increase side and rear setback requirements to avoid new developments with on-lot sewage disposal from becoming future “Critical Needs” areas for public sewer. This decision will help to prevent contaminated wells in the future. Too many on-lot disposal systems in a small geographic area are creating potable water problems. See *Public Water and Sewer Map, Appendix D*.**
9. **Evaluate water resources to assure that new development does not diminish the availability of water for current residents and assure there will be adequate water resources for planned development. See *Water Resources Map, Appendix F*.**

G. HOUSING

INTRODUCTION

Quality housing is essential for persons who wish to live and work here and contributes to the positive outlook of our community. At present, South Hanover Township has a well-rounded mix of types, including manufactured housing, single family detached, single family attached and multi-family housing.

VISION FOR THE FUTURE

In a recent survey, residents expressed a strong desire to maintain the rural character of the Township and to maintain farmland and open spaces that have always been a part of South Hanover Township. Much of the Township is not served by public water or sewer. Due to the underlying geology, groundwater yields are limited. *See Water Resources Map, Appendix F and Geological Features and Drainage Basins Map, Appendix H.* These areas are therefore not well-suited for dense housing development. Future development in these areas will require larger lots and lower density. There are a sizeable number of existing homes in the Township that will turn over to younger owners with significant rehabilitation and updating expected and encouraged.

OPPORTUNITIES

1. Consider expanding the village zoning district boundaries to accommodate dense mixed-use development, including commercial uses such as restaurants, breweries/wineries, retail stores and professional occupations. *See areas highlighted in blue on the Future Land Use Map, Appendix B.*
2. Throughout the Township, there are vacant residential lots available in already developed areas. Some of these lots already have infrastructure such as sewer and water available. *See Public Water and Sewer Map, Appendix D.*
3. South Hanover Township has a high percentage (75%) of owner-occupied homes. Home owners see improvements to their homes as an investment in their homes and community and tend to keep their properties well maintained. Home ownership also encourages pride in the community and creates a positive atmosphere for residents.

GOALS AND STRATEGIES

- 1. Affordable Housing.** Many new homes in recently constructed developments in the Township sell in the range of \$300,000 to \$500,000. However, there are a large number of houses which are available at much lower prices in the \$100,000 to \$175,000 range. As the population of the Township ages, original homeowners are slowly moving on to other housing options, leaving well-built homes available for occupancy at much lower cost to their new owners. Some of these homes will require renovation and updating. Others may be “flipped” by investors and available for much less than comparable newly constructed homes. Township building codes inspectors and zoning officers should continue to work with residents to ensure a smooth, easy-to-understand process for renovating and improving “fixer uppers,” with the goal being to encourage property improvements. The Township’s new Short Term Rental ordinance helps to ensure that moderately priced housing remains available within the Township.
- 2. Rental Housing.** There are a number of single-family homes scattered throughout the Township that are available to rent. There are also a large number of apartments and townhouses available to rent, many of which are located along the Route 39 corridor. Rental prices tend to be somewhat below those in neighboring townships for older properties located in more rural areas of the Township. Prices in newer developments are on par with those in neighboring areas such as Derry and Lower Paxton Townships. The Township’s goal is to maintain these lower cost rental properties so entry-level workers can afford to live within the Township.
- 3. Villages.** South Hanover Township does not have a clearly defined town center but does have three villages: Union Deposit, Sand Beach and Hoernerstown. *See areas highlighted in blue on the Future Land Use Map, Appendix B.* These villages have some historically significant structures that point back to their origins, with some homes being well over 100 years old. The homes in these villages tend to have smaller lots and are more densely located, affording a small town feel. There are also some infill development opportunities in and around these villages. Residents have expressed a desire for mixed use development which could be incorporated in our villages. Expansion of the Village zoning district would allow for more mixed-use development.

H. TRANSPORTATION

INTRODUCTION

Transportation and traffic circulation is an area of growing concern to the Township. The main north-south route through the Township is SR 39, which is the main road into Hershey from the north, and Union Deposit Road is the main east-west route through the Township. Traffic volumes continue to grow on both routes, with increased congestion -- especially on SR 39. Currently the Route 39/743 Corridor Transportation and Land Use Study is being conducted and will make recommendations for those areas.

Grandview Road functions as a connector route between Route 39, Union Deposit Road and the Borough of Hummelstown. Grandview Road has also seen markedly increased traffic volumes.

VISION FOR THE FUTURE

The Township will continue to work with PENNDOT to make improvements on the State roads in the Township, especially SR 39. Another major area of focus is improving connections between desired destinations and improving the safety of existing roads and traffic patterns.

The Township should create a network of sidewalks and walking/bike pathways to link neighborhoods together and provide routes to destination locations (such as parks, shopping centers, the Township building, etc.).

OPPORTUNITIES

- 1. Improve access and egress to the Village of Union Deposit by connections for Third Street and Fourth Street, as well as traffic signal relocations and SR 39 intersection improvements at North Hanover Street and Canal Street.**
- 2. Investigate ways to improve access to Orchard Road and provide for emergency access, such as re-establishing a bridge crossing over the Manada Creek and reopening the route to Sand Beach Road.**
- 3. Study travel routes, including potential walking/biking paths, to destinations such as the new Township Park and the Meadows Shopping Center in order to guide future planning and decision making.**

PUBLIC TRANSPORTATION

Consider providing shared ride van transportation for senior citizens and other residents with disabilities.

Investigate existing public bus transportation availability and ways to expand opportunities for residents' use.

GOALS and STRATEGIES

- 1. Create a street improvement plan for the Village of Union Deposit and identify funding sources.**
- 2. Maintain a close working relationship with PENNDOT and the Tri-county Regional Planning Commission.**
- 3. Identify transportation funding opportunities for Township road projects.**
- 4. Work with developers and businesses to address transportation concerns.**
- 5. Review existing sidewalks and walking trails and identify missing links. Develop a prioritized list of connections to complete selected routes and seek outside grant funding.**
- 6. Review an inventory of Township property to determine what easements or rights-of-way are needed to develop the network of accessible pedestrian/bicycle routes.**
- 7. Conduct annual review of Township roads for public safety concerns.**
- 8. Require that private roads serving multiple dwellings meet all standards for Township roads.**

I. COMMUNITY SERVICES AND UTILITIES

INTRODUCTION

South Hanover Township owns and maintains several public parks including:

- **Patriot Park, 161 Patriot Way**
- **Brinser Park, 119 Brinser Court**
- **Greenbriar Park, 6 Parkside Drive**
- **Hanshue Park, 18 Hanshue Road**
- **Keller Park, 104 Stone Mill Road**
- **Little Meadow Park, 151 Valley Lane**
- **Swatara Creek Park, 151 South Hanover Street**

Recreational areas are highlighted in turquoise in the Existing Land Use Map, Appendix A.

South Hanover Township relies on the Pennsylvania State Police for police services and emergency response.

South Hanover Township is primarily served by one (1) fire company:

- **South Hanover Volunteer Fire Company**

Hazardous materials response is provided by the Dauphin County HazMat Team.

Emergency Medical Services for South Hanover Township are primarily provided by the Penn State Hershey Medical Center University EMS and South Central EMS.

Utilities in the Township are primarily provided by:

Electric: PPL

Gas: UGI

Water: Pennsylvania American Water Company and Suez

Sewage: South Hanover Township Sewer Authority for collection and conveyance to Derry Township Municipal Authority and Swatara Municipal Authority

Recycling: Penn Waste

Phone: Comcast and Verizon

Cable: Comcast and Verizon

VISION FOR THE FUTURE

South Hanover Township will continue to monitor and maintain our community facilities and ensure that we are able to provide the best possible services at the most efficient cost to our property owners, residents, businesses and visitors. The Township will be seeking public-private partnerships where feasible to keep ongoing maintenance and operational costs as reasonable as possible.

OPPORTUNITIES

- 1. Police.** The Township relies on police protection and services from the Pennsylvania State Police. Utilizing Pennsylvania State Police for Township police response probably will not change in the near future due to the high cost of starting a new police department or entering into an agreement to share police costs with a neighboring police agency, i.e. Derry Township Police Department, Hummelstown Police Department, etc.
- 2. Fire Services.** Fire service in the Township is primarily provided by South Hanover Volunteer Fire Company with mutual aid by surrounding volunteer fire companies. As with most communities across the state and country, it is getting harder to attract new volunteers. Those who do volunteer often serve in numerous roles, including operational and administrative duties. It is becoming more difficult to properly staff each fire company to provide 24/7 emergency response. Conversion to a paid fire service is not financially feasible or sustainable in most municipalities, including South Hanover Township.
- 3. Emergency Medical Services (EMS).** EMS services are provided by Penn State Hershey Medical Center University EMS and South Central EMS. As the population of the Township increases and ages, there will be a greater need for EMS services, especially Advanced Life Support. The Township will continuously need to monitor call volume and response times to ensure that our residents and businesses are being well served by our providers.
- 4. Public Works.** South Hanover Township Public Works Department is comprised of four (4) full-time employees responsible for all aspects of the Township's facilities and infrastructure, including the maintenance of 36.1 miles of roadways. It also maintains the Township's Stormwater and sanitary sewer systems. The department may use contractors to assist with leaf collection, lawn mowing, snow removal and paving. The Township is continuously monitoring costs and workload to determine when external help is a more efficient option than using internal resources.

5. **Parks and Recreation.** South Hanover Parks and Recreation Department is responsible for overseeing Township parks and for providing the Township with various fitness and recreation opportunities, e.g. festivals, movies, small concerts, children's summer programs, fireworks viewing and outdoor events utilizing Township resources. See *Existing Land Use Map, Appendix A.*

GOALS AND OBJECTIVES

The Township will continue to work with the fire company in promoting standardization of equipment and training; exploring regionalization and/or consolidation of fire services and equipment; promoting volunteer retention; assisting with administrative services; assuring adequate funding for volunteer services; and working with the Lower Dauphin School District to encourage the implementation of a Junior Firefighter program.

Over the next few years, the Township will place a greater emphasis on our stormwater facilities (pipes, inlets, basins, etc.) which will be required as part of the Township's Municipal Separate Storm Sewer System (MS4) program. The Public Works Department, along with consultants and contractors, will be primarily responsible for this work.

The Township will determine the need or support for "community gardens" that could provide garden plots to residents without gardens who desire to have one.

The Township's Act 537 Sewage Facilities Plan was approved by Department of Environmental Protection in 2018 and will be implemented over the next ten years. The five critical need areas of the Township set to receive public sanitary sewer service are the Duke Street neighborhoods, Pleasant View, Crestview Manor, Diff's Corner/Arwin Acres and the Village of Sand Beach. See *Public Water and Sewer Map, Appendix D.* This sewer expansion will likely provide opportunity in the future for additional sewerage expansions of neighboring developments and undeveloped parcels within the Township.

As part of the Act 537 Sewer Facilities Plan, the Township will implement an inspection and maintenance program for all on lot sewage disposal systems ensuring proper function to protect groundwater resources. This inspection and maintenance program will provide data on possible additional need areas within the Township.

J. NATURAL, HISTORICAL & OTHER RESOURCES

South Hanover Township has been blessed with several unique natural resources. First and foremost, open space in the form of farmland and woodlands is the Township's greatest resource. Farms make up a large portion of our municipality's open space, and open space is an immeasurable asset. See *Agriculture Map, Appendix E*.

The Swatara Creek, Manada Creek, Beaver Creek and Kellocks Run make up the bulk of our surface water resources. See *Water Resources Map, Appendix F*. The Township also has many surface water resources in the form of ponds located on private property. Ground water resources can be severely lacking from drilled ground water wells in several areas of our Township.

South Hanover Township has significant areas of woodlands that harbor a diverse wildlife population.

The minerals limestone and dolomite have previously been mined from the now abandoned and flooded Pennsylvania Supply Company Quarry, located along the Swatara Creek near our land border with Hummelstown Borough and Derry Township. See *Geological Features and Drainage Basins Map, Appendix H*.

An educated populace, and those populations' entrepreneurial abilities, is a valued asset to our Township, generating familial income and tax revenue. Additionally, free capital and its deployment in the advancement of capitalistic gains, benefits all South Hanover citizens by lifting the overall economic climate of our municipality.

K. ADJACENT MUNICIPALITIES

INTRODUCTION

South Hanover Township is surrounded by six municipalities. In general, the areas where the townships join one another are rural, predominately residential/agricultural, and not commercial in nature.

WEST HANOVER TOWNSHIP

West Hanover Township adjoins South Hanover Township on the north and northwest. The land adjoining South Hanover Township is zoned Flexible Rural Agriculture except for a small portion at the northwest corner of the intersection of Red Top Road and Route 39 which is zoned Neighborhood Commercial.

EAST HANOVER TOWNSHIP

East Hanover adjoins South Hanover Township on the north and northeast. The land adjoining South Hanover Township is zoned Rural Agriculture.

DERRY TOWNSHIP

Derry Township adjoins South Hanover Township on the south and southeast. The land east of Sand Beach Road that adjoins South Hanover Township is zoned Conservation with the land west of Sand Beach Road that adjoins South Hanover Township zoned Planned Campus North.

HUMMELSTOWN BOROUGH

Hummelstown Borough adjoins South Hanover Township on the south. All property immediately bordering South Hanover Township is zoned Conservation. This, in large part, has to do with the Swatara Creek. Land just south of the Conservation area is zoned Residential, single family. There is a small area to the southeast (under the Conservation area) that is zoned Commercial Warehousing, and to the southwest, that is zoned Manufacturing.

SWATARA TOWNSHIP

Swatara Township adjoins South Hanover Township on the southwest. All of the land that borders South Hanover Township is zoned Single Family Residential. There is a small portion just south of this area on the far eastern end that is zoned Limited Manufacturing District.

LOWER PAXTON TOWNSHIP

Lower Paxton Township adjoins South Hanover Township on the west. Almost all of the land bordering South Hanover Township is zoned Agriculture Residential District. There is a small portion in the southernmost end that is zoned Low Density Residential District.