

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JUNE 3, 2019

The North Annville Planning commission met at the Township Building on June 3, 2019 for a regularly scheduled meeting. Members of the Commission in attendance were: Randy Leisure, Nelson Heagy, Brian Keck, Charlie Bomgardner and Ben Bow. Alan Hostetter, guest, presented solar farm plan.

Nelson Heagy called the meeting to order at 7:32 pm.

A motion was made by Randy Leisure and seconded by Ben Bow, to approve minutes of May 6, 2019 meeting with corrections. The motion was approved unanimously.

The township received notification from Allen Engineering for property owner Eugene Martin who owns Stone Hill Village. The stormwater basin within North Annville Township will remain the same.

We received letter from Quittaphilla Watershed along with Lebanon County Conservancy who installed stream bank stabilization who used grants thru various companies and state agencies. Assessments on the exercises will be done to show water quality improvement.

The commission received annual maintenance report from Derrick ByDeLay with sewer maintenance report from PA DEP.

PA Department of Transportation sent notification that state road 410 Syner Road bridge across Quittaphilla Creek will be reconstructed during the 2020 construction season.

The commission received preliminary plans for Wellspan Urgent Care Center of 4950 square feet, 1 story with associated parking on Lot 3 of Clear Spring Crossing. These plans will be submitted to Lebanon County Planning for approval.

Approved Zoning Permits were received for the following:

- 1) Pennsy Supply using Simontown Demolition for demolishing barn across of sewer plant.
- 2) Ryan Breckbill & Dawn Weller, 667 Steelstown Road to add living room to structure 10'x14' 2 story.

Received plans form EDS(Environment Design Service) for Tim Gruber, 480 Syner Road for a small flow sewage system with primary tank, filtration and UV light with discharge into Quittaphilla Creek replace a malfunctioning system.

Alan Hostetter, Hostetter Lane, presented the board with solar farm plan from Dakota Power for 220 acres of his farm and family's farm. Dakota Power will interview neighbors for any objections. Current federal mandate states that the solar power generated in a state must stay and be consumed in that state. Currently Pennsylvania has a need for more power. Dakota Power would pay a lease rate on the land as well as real estate taxes for land used for solar farm. A decommissioning bond would be done during this agreement. The supervisors are awaiting recommendations for zoning law changes including setback and variance for agricultural land usage.

Nelson Heagy met with PA congressman Daniel Meuser who represents the 9th district about stormwater management fees. Nelson was concerned that MS4 would be moved into North Annville Township. Randy said North Annville would be independent of balance of the county. Population density

in new census could change stormwater rates. The ideal solution would be to make the stormwater fees uniform across the county. Currently, North Annville is exempt thru 2020 and will be apply for extension thru 2025.

The meeting was adjourned at 8:49 pm.

Respectfully submitted

Brian Keck, Secretary