

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF AUGUST 2, 2021

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on August 2, 2021 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy & Ben Bow. Randy Leisure and Charlie Bomgardner was absent. The following people from the community were also in attendance: Kurt Yordy, Clyde Meyer, Aaron Miller, Gary Thompson, Steve Bowman, Rebekah Sanders, Keith Bohr, Brent Kaylor, Julie Kaylor, Adam Wolfe, Mel Gehman, Derrick Bydeley, Chris Coyle, Glenn & Sue Forney, Eric Bummer, Dennis Brightbill, Paul DeShong, Mark & Elissa Bachman, Michael Schroeder, Stephanie & Ellis Meyer, Kendra Patches, Chad Smith & Skip Garner(GLRA-Steckbeck Engineering), Larry Buffemeyer and Brenda Buffemeyer.

Nelson Heagy called the meeting to order at 7:30 pm.

A motion was made by Ben Bow and seconded by Brian Keck to approve minutes from the July 6, 2021 meeting. Motion passed unanimously.

This meeting was for public comment about revising Ordinance 2-2019 to cover the township for future solar farm projects.

Nelson Heagy, chairman of the planning commission read the third draft of Ordinance No. 2021 which was recently revised by the Supervisors at their July 26 working meeting. The idea was for the planning commission to make final revisions so the township supervisors can approve the ordinance at their August 9 meeting and forward to County Planning for final approval.

There was discussion about the definition of a lot in the ordinance under 1a of Definitions. It was decided since the ordinance references 201.4 of the township zoning ordinance that we did not need to make any revisions to definition of a lot.

The next part of the ordinance that we decided to change was #5 under Conditions: We deleted the word "any" and inserted "the outside perimeter" and deleted "and fence around the solar project." And added "and would include any existing buildings." So the updated #5 would read "The maximum lot coverage may not exceed fifty percent of the total lot size and this area is to be calculated as the entire area including the outside perimeter of the vegetative buffer and would include any existing buildings."

There was discussion about garbage collecting around the vegetative buffers and Adam Wolfe said that would be covered by the current nuisance ordinance.

The Planning Commission discussion #6 under Conditions and recommended that the supervisors consider add "per lot" instead of per incident and also consider adding neighboring lots. We also recommended that the amounts for the bonds be reviewed annually not every 5 years.

Under Conditions #3 where setbacks are discussed, we recommended that "lot line or any" be deleted after "150 feet from any residentially zoned" and replace with "area with a". So the first sentence under Conditions #3 setbacks would read: "The solar panels and/or other implements used in the construction and structure of the Solar Farm, including, but not limited to, any solar panels and other implements related to the use including power lines shall be set back a minimum of one hundred(100) feet from any residentially zones area withing a residentially zoned property and any occupied structure."

We also recommended adding #12 in the Conditions section about Glare. That would read as follows: "All Principal Solar Energy Systems shall be placed that the concentrated solar radiation or glare does not project onto structures or roadways."

Under #5 in the Conditions we changed the word "incur" to "occur" so that section would read as follows: "The Township Engineer or Designated Representative may inspect the facility and grounds on an annual basis and make a report to the Township. Before making said inspection, the Engineer of the Township Representative shall give reasonable notice of the operator that such inspection shall occur and said notice shall include time and date."

In the beginning section replacing the 5th "WHEREAS", we recommend to change to "WHEREAS, the township is obligated to provide a location within the township zoning map for establishment of solar farms along with the regulations for establishment of such use in the township. Therefore the township reserves approval for the conditional use to properties(50 acres or more) located direct in the high voltage transmission corridor and the developer will mitigate with adjoining residential properties to create acceptable view field thru additional vegetative buffer, fencing, additional setback for the express purpose of protecting adjoining residential property values"

Chad Smith from Steckbeck Engineering presented plans that were already approved by the County and Bolt Engineering for relocation of the GLRA Electronics Warehouse to 1805 Russel Road. A motion to approve the plans was made by Brian Keck and seconded by Ben Bow as motion passed unanimously.

The following three approved(by Lebanon County Planning) zoning permits were presented:

- 1) Bowden & Amy Setlack, 5 Horseshoe Blvd., 30' x 10' x 1-1/2 story attached garage
- 2) Elick & Jean Taylor, 4533 Hill Church Road, 30' x 33' x 18 detached garage
- 3) Dean & Loretta Rock, 5060 School Creek Lane, 851' square feet roof solar panels

Respectfully submitted

Brian Keck, Secretary