

## NORTH ANNVILLE PLANNING COMMISSION

### MINUTES OF DECEMBER 6, 2021

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on December 6, 2021 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy, Randy Leisure, Ben Bow and Charlie Bomgardner. The following people from the community were also in attendance: Aaron Miller, Steve Bowman, Brent Kaylor, Julie Kaylor, Adam Wolfe, Mark & Elissa Bachman, Mel Gehman, Brian & Chandra Tschudy, John Shaver, Eric Brummer, Gary Thompson, Chris Pierce, Kerry Walter, Joe Murray, Kurt Yordy.

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

A motion was made by Brian Keck and seconded by Charlie Bomgardner Keck to approve minutes with 3 small corrections from the November 1, 2021 meeting. Motion passed unanimously.

We received correspondence from SFS Engineers that conveyed GLRA notification of submission of Air Quality Plan Approval Application to PA DEP. Heilmandale expansion was approved by PA DEP on 1/26/2021..

The following seven approved zoning permit(by Lebanon County Planning) zoning permits was presented:

- 1) Keith & Christine R. Dobbs, 2010 Boltz Lane, Lebanon for 148' linear x 6' tall fence plus another section of 16' linear x 3' tall fence
- 2) Thomas & Lorrain Cassel, 309 Kaufman Road, Annville 10' x 12' x 1 story covered deck
- 3) Karl & Melissa Brandt, 1680 Thompson Avenue, Annville 5' x 6' x 8' shed
- 4) Bruce & Sandra Hitz 1758 Thompson Avenue, Lebanon 24' x 40' x 10' pole building
- 5) Jonathan & Talia Sawich 3925 Hill Church Road, Annville 72' x 112' x 29' single family dwelling with attached garage
- 6) Greater Lebanon Refuse Authority, 1610 Russell Road, Lebanon 50' x 120' x 20' electronic warehouse
- 7) Brent & Zara Kohr, 125 Harrison Drive, Annville 40' x 16' x 15' roof over existing patio

Kerry Walter, president of the Lebanon County Police Combat Pistol Club spoke about some changes at the club. He said there will be a cutoff of 9 pm for night time shooting and no shooting on Sundays and no low light classes during the summer. To muffle the noise the following changes will be made: 1) 200 plus trees(Leyland cypress,, hybrid locust & pine trees) will be planted in early spring 2022; 2) increase banks around shooting areas to upward of 30'. Julie Kaylor questioned about person who told a neighbor not to walk on their own land and Kerry Walters said that that member has been spoken to.

Lebanon Solar & North Annville Township has entered into a tolling agreement to delay conditional permit hearing to January 25 & 26, 2022 to be held at Water Works Fire Hall. This agreement will put the lawsuit filed by Lebanon Solar against North Annville Township on hold. The application would be judged against the previous solar farm ordinance due to timing of when the application was filed.

We had a preliminary discussion about possible net metering ordinance as a copy of criteria for that ordinance done by Kurt Yordy was given to attendees. Brian Tshudy questioned if it is net metering to put solar panels on roof vs. ground mount panels. Curt Yordy said Greg from Lebanon County Planning, does not need a net metering ordinance. Randy Leisure said that PA PUC does not agree with Lebanon County Planning's opinion of no ordinance. Public comments were made that the setbacks for net metering should be same as Ordinance 1-2021(solar farms). John Shaver warned about toxic materials that could leak from batteries. Most people agreed that if we did a net metering ordinance that it should mirror the solar farm ordinance. Curt Yordy mentioned that he would have sheep within the fenced in area of future net metering to keep vegetation at bay. Nelson Heagy mentioned that there was an article in Lancaster Farming about wildlife inside fencing. This discussion was tabled.

We had a discussion on current Article VIII non-conforming lots, uses, structure & buildings with Lebanon County Planning has stated needs to be updated. This ordinance is for lots that were subdivided before 1975 which these lots do not have proper setbacks in order to build new structures. Brian made copies of ordinances for Lancaster & Wilkes Barre along with our current ordinance for this discussion. Most people felt you should be able to rebuild on original foundation even if it does not meet proper current setbacks. Randy felt we need to draft an ordinance that would cover all instances and add language about setbacks and buildings destroyed by fire or other destruction. This discussion was tabled.

The following dates were presented by Brian Keck for meeting times for the North Annville Planning Commission for 2022: January 3, 2022 Monday; February 7, 2022 Monday; March 7, 2022 Monday; April 4, 2022 Monday; May 2, 2022 Monday; June 6, 2022 Monday; July 5, 2022 Tuesday; August 1, 2022 Monday; September 6, 2022 Tuesday; October 3, 2022 Monday; November 7, 2022 Monday; December 5, 2022 Monday, Randy Leisure made motion to approve these dated and Ben Bow seconded. Motion passed unanimously.

The meeting was adjourned at 8:38 pm,

Respectfully submitted

Brian Keck, Secretary