

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JUNE 6, 2022

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on June 6, 2022 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Randy Leisure, Ben Bow. Nelson Heagy & Charlie Bomgardner was absent. The following people from the community were also in attendance: Craig Smith of RGS Group, Ryan Casey of Countryside, Mark Bachman, Eric Brummer, Joe Murray, Mike Burrows John Shaver, Mike Burrows, Chandra Tschudy, Nelson Samuelson, Brent & Julie Kaylor.

Brian Keck called the meeting to order at 7:30 pm.

A motion was made by Ben Bow and seconded by Randy Leisure to approve minutes from the May 2, 2022 meeting. Motion passed unanimously.

There was no correspondence

There were two approved zoning permits:

- 1) Joshua Boyer 652 Ono Road, Annville, demo 2 structures
- 2) Jamie & Diane Bowman, 404 Ono Road, Annville, demo 2 structures and build shed 16'x20'x8'

Craig Smith, RGS Associates presented plans for Countryside Christian Community which opened in 1959 and property includes 50 acres which 29 acres fall within townships R-1 zoning district and remaining portion fall in Agricultural. The R-1 does not recognize a retirement community as a permitted use although it has existed for 60 years. RGS is asking the township to rezone the current R-1 district into a new R-R district. The creation of the R-R zoning district are modeled after special care residential communities. Independent living includes 72 apartments and 40 cottages proposed mostly on the northern side of the property. There would be 3 & 2 story apartment buildings. The main access would remain same off of Route 934 with existing secondary access to be removed. A second point of access to the community is proposed off of Kauffman Road as a right-in/right-out configuration. Currently there is an on-lot sewer system located along the western property boundary. A private off-site sewer extension is proposed with connection from extension in Kauffman road and Shanamantown Road. Offsite easements have been attained thru Hill Farm Property. Water is currently supplied thru multiple wells. Two new wells have been drilled and are being tested as well as going thru permitting process. Lincoln Samuelson spoke up about his water being dirty and low pressure to point of running his well dry. The main benefits per Craig Smith of RGS associates are as follows: 1) Existing on lot sewer system will be eliminated and connected to public sewer; 2) The proposed zoning change and text amendments will eliminate the challenges of non-conforming retirement communities use of existing zoning regulations; 3) The proposed ordinance text amendments do not change the township's retirement living requirements; 4) Result of amendments allows for vast improvement of the Countryside Christian Community without changing character of current residential neighborhood; 5) Proposed Improvements will allow for a more functional facility and reasonable growth capacity for the Countryside Christian Community to serve the healthcare needs of senior residents of Lebanon County and surrounding community.

Brian Keck read the letter from Lebanon County Planning on amendments to storm water regulations. The county is requesting any comment by June 17 in order to vote this in during their August meeting. Chandra Tschudy suggested that Adam Wolfe puts this on the township web site for review.

Brian Keck brought up the Wind Power ordinance and Julie Kaylor mentioned that East Hanover already has one in place and suggested contacting them. This discussion will be table until next meeting.

Randy Leisure spoke that the appeal by Lebanon Solar I, LLC is pending in Lebanon County Court of Common Pleas.

During the Public Comments section, Joe Murray of Lebanon County Police Combat Pistol Club said they will be turning their upper range week of June 21 from facing north to facing west. He mentioned they have gotten more fill to increase the berm as well. .

The meeting was adjourned at 8:32 pm, first by Ben Bow and seconded by Randy Leisure.

Respectfully submitted

Brian Keck, Secretary