

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF FEBRUARY 6, 2023

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on February 6, 2023 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Randy Leisure, Ben Bow, Nelson Heagy & Charlie Bomgardner. The following people from the community were also in attendance: Larry Buffemeyer, Brent Kaylor, Julie Kaylor, Ron Weber, Gary Thompson, Eric Brummer, Aaron Miller, Brian and Chandra Tshudy.

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

A motion was made by Ben Bow seconded by Charlie Bomgardner to approve minutes from the January 3, 2022 meeting with two corrections(typos). Motion passed unanimously.

The township received a letter from Storbe Environmental Inc. in accordance with PA Senate Bill 280, Act 12, the Storage Tank & Spill Prevention Act of 1989. We were informed of a detailed inventory and quantity of regulated substances stored at Meyer Oil Company. The letter did mention that the facility has not had any spill or release of substances stored.

The township also received a letter from Natural Resources Conservation Service for the GP-03 for a streambank stabilization project for Eric Brummer. The streambank stabilization will be done on the property of Mr. Brummer located on 1732 Thompson Avenue, Lebanon. The project timeframe would be done in accordance with the avoidance signed by PNDI. Included in packet was a Chapter 105 Water Obstructions & Encroachment General Permit Registration form from PA DEP along with photo and other documentation.

There were six approved zoning permits:

- 1) Matthew & Jennifer Soliday, 4525 Hill Church Road, Annville, 759 sq. ft. solar panels
- 2) Kenneth & Sharon Wolfe, 4541 Hill Church Road, Annville, 801 sq. ft. solar panels
- 3) Justin Reider-park owner(Don Leshner mobile home owner) WS Clear Spring Road #24, Annville, 14 X 60' x 1 story mobile home
- 4) Justin Reider-park owner(Clair Collins mobile home owner) WS Clear Spring Road #21, Annville, 13' x 56' x 1 story mobile home
- 5) Brandon & Melissa Dennis, 4585 Hill Church Road, Annville, 738' sq. ft. solar panels
- 6) Eric & Kimberlee Josephson, 315 North State Road 934, Annville, PA 17003, 15' x 30' x 52" above ground pool

The Planning Commission discussed the draft of Snow Emergency Route Ordinance -2023 pertaining to Clear Spring Road from Route 422 to Route 934. After discussion of details of the proposed ordinance, Brian Keck made a motion for the Planning Commission to recommend the ordinance be passed on to the township supervisors for adoption. Charlie Bomgardner seconded the motion and motion passed unanimously.

No correspondence from RGS-Stone Ridge for plans for Countryside Christian Community home.

The Planning Commission reviewed latest draft of the Commercial Gun Range Ordinance. We made a few changes:

- 1) Under #1 we changed the wording to read: All backstops behind all targets and the perimeter of all open deployment areas shall be a minimum of 25 feet in height from base of target.
- 2) Under #12 we changed the wording to read: The active area of all outdoor shooting ranges shall be a minimum of 1000 feet from any occupied structure existing at the time of the establishment of the shooting range. Maximum decibels at 1,000 feet from property line is 70 db.
- 3) We added the definition: Active area includes all

shooting stations, targets and back stops. After those changes, Nelson Heagy made motion to recommend the ordinance be passed on to the township supervisors for adoption. Brian Keck seconded the motion and motion pass unanimously.

We then review the current wind power ordinance draft that Brian made changes to #1 for small and large wind energy system for design to conform to American National Standards Institute and applicant shall submit certificates of design compliance obtained by the Germanishcer Lloyd Wind Energies. He also added #4 for small wind energy system to state: All small wind energy production facilities shall be equipped with an electrical braking system. After discussion about the small energy systems, it was decided to add a 2-acre minimum clause. Also state in #7 that the turbine height is the tip of the blade. Under #9 changing minimum distance from 1.1 times to 1.5 times. We also discussed adding color of turbines and blades to small wind energy systems. Under large wind energy systems #8, we decided to change "extent feasible be sited to prevent" to "eliminate". Also, need to add specifications on building in large wind energy systems under #14. Brian will make changes and present a revised draft at the March meeting.

Randy gave update on the Lebanon Solar LLC lawsuit. The previous meeting where Lebanon Solar did not show was due to the prothonotary not informing Lebanon Solar LLC of the meeting so we will not be reimbursed for legal fees for that meeting. The meeting on January 6 both sides presented briefs pertaining to motion to quash. Judge Charles said he will try to rule on this motion by June.

For status of Clear Spring Road & Route 934 intersection, Randy said we were waiting for the HOP(highway occupancy plan) which is due by June. Paul is reviewing the indemnification paperwork. Randy said he will contact PA legislators for attendance at a future meeting to discuss this project. Many people spoke about concerns about the increased truck traffic on Clear Spring Road pertaining to safety and maintenance concerns. Some suggested since the Fulton Bank is closing in town that they demolish that to allow larger turning lane on Route 934 north.

The meeting was adjourned at 8:54 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary