

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF MARCH 6, 2023

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on March 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: Ron Weber, Gary Thompson, Eric Brummer, Aaron Miller, Joe Murray, Mike Burrows, 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 February 3, 2022 meeting with three corrections(typos). Motion passed unanimously.

The township received a letter from PA DEP pertaining to Form 37 Certification 2021 Landfill Gas Construction Activity. The DEP southcentral regional office received Form 37 and supporting documentation. The construction included extension of the 12 inch solid gas headers up the corners of the landfill to collect methane gas.

Nelson mentioned upcoming Lebanon Tire Collection on April 26 at the Lebanon County Expo Center. You must fill out a pre-registration form and email it to reserve your spot. Maximum number of auto tires is 10 with any additional \$4 each and 1 maximum oversize tire with additional at \$40 each. Forms will also be on the North Annville Township web site.

The township also received a letter from Lebanon County Planning Department pertaining to property located on 1610 Russell Road in North Annville Township(GLRA). The plan proposes a 4,250 sq. ft office addition, minor revisions to the parking area and some minor paving improvements. The plans are preliminary and open for public comment.

We also received the Zoning Administration Annual Report for 2022 from Lebanon County Planning Department. This report shows the following totals for North Annville Township for 2022: 1) Permits Issued 32; 2) Estimated Construction Costs \$2,531,000; 3) Fees collected \$4,349; 4) Zoning Hearing Board Cases Processed 4.

PA DEP also sent a municipal notification of planned land development for Chapter 102 permits by applicant UGI Utilities for a Garman Approach Mail Project which includes The project includes installation of HDPE gas main starting at intersection of Route 422 & Mount Pleasant Road running along Mount Pleasant Road and ending at Reigarts Lane.

There were two approved zoning permits:

- 1) Greg & Lisa Longnecker, 4065 Shanamantown Road, Annville, 7'6" x 8' x 53" above ground pool deck
- 2) Jeffrey & Barbara Bohn, 1600 N. State Rt 934, Annville 29'9" x 32'8" x 8' uncovered deck

We reviewed the revised wind power ordinance draft. For the small wind energy systems, #7 want to change the set back from property lines to 100 feet. For #10 wanted to change height from ground to top extension of wind turbine to 40 feet. We will also add #8 from large which has to do with eliminating flicker onto any occupied building on adjacent lot. For the large wind energy systems, Brian will do more research to come up definitive setbacks and heights of turbines. Under #16 insurance need to add that property owner must maintain insurance. Also copy #14 from small to large which has to do with accessory buildings.

Randy gave update on the Lebanon Solar LLC lawsuit. Judge Charles did not accept motion to quash the appeal by Lebanon Solar LLC. He called for a meeting with briefs from both sides on April 5.

For status of Clear Spring Road & Route 934 intersection, Randy said we were waiting for plans. The township added weight limitations to RFP for Engineering Study for increased traffic impact from the new warehouses off Killinger Road in South Annville Township. We will be sending the RFP out this week with hopes of awarding the contract at the May Supervisors meeting. We would then be hoping to have results by end of summer. Aaron Miller questioned traffic study accuracy.

The meeting was adjourned at 8:18 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary

April 3. 2023 Planning Commission Meeting Agenda

- Approval of March 6, 2023 Meeting Minutes
- Correspondence
- Review of Approved Zoning Permits
- GLRA Office Expansion Project Land Development Plans-Chad Smith from Steckbeck Engineering
- Rough Draft of Wind Power ordinance
- Status of Clear Spring Road & Route 934 intersection
- Status of Lebanon Solar Appeal
- Public Comments
- Adjournment