

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF APRIL 3, 2023

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on April 3, 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, Chandra Tshudy.

Nelson Heagy called the meeting to order at 7:31 pm.

A motion was made by Ben Bow seconded by Brian Keck to approve minutes from the March 6, 2022 meeting. Motion passed unanimously.

The township received a letter from Lebanon County Conservation District. It stated under the authority of the federal Clean Water Act & Pennsylvania's Clean Streams Law, the Lebanon County Conservation District has approved your request under the PAG=02 NPDES General Permit for Discharges of Stormwater Associated with Construction Activities. UGI Utilities has been assigned NPDES permit no. PAC380277 is effective on March 29, 2023 and will expire on December 7, 2024. If stormwater discharges are expected to continue beyond the expiration date, UGI must apply to renew the coverage.

There were flyers on the table at the entrance for upcoming Online Public Forum for the 2023 12 year PennDOT road survey for Lebanon County to be held on Wednesday April 12 from 6:20 pm to 8 pm. The forum will be broadcast live on PA cast and PennDOT social media platforms. There was a phone number and email address on the flyer for registration and to post questions.

There were two approved zoning permits:

- 1) Victoria & Hughey May, 7025 Bates Avenue, Annville, 40' x 8' x 1 story front porch
- 2) William A. Holloway, 4529 Hill Church Road, Annville 1477' square feet roof solar panels

Ethan Gehenio from Steckbeck Engineering presented updated plans for the GLRA office addition. These updated plans have already been approved by Lebanon County Planning. This addition would add more offices and a conference. The non pervious area of the parking lot would not increase. Ethan said bonding would be in place before final county sign off. Brian Keck made motion to approve the plans and Ben Bow seconded. Motion passed unanimously.

We reviewed the revised wind power ordinance draft. For the small wind energy systems, #2 will add after one small wind energy system the following "(includes 1 turbine & battery)". #7 add "and accessory buildings" after All Wind turbines. #18 change large to "small". There was some concern about fire safety for lithium batteries. For the large wind energy systems under #10 will add "Wind Turbines shall not be climbable up to fifteen (15) feet above grade level. All access doors to Wind Turbines and electrical shall be locked or fenced, as appropriate, to prevent entry by unauthorized persons." Under #13 adding "The maximum overall height shall not exceed 200 feet from ground level to top extension of turbine blades." Adding #17 "When an accessory building is necessary for storage cell or related mechanical equipment, the accessory building shall not have a floor area exceeding 200 square feet, and shall comply with the accessory building requirements specified withing each zoning district. Accessory building shall not be located with any front yard or along any street frontage, nor within any required setback of any lot. Adding #19 "Signal interference. The owner/operator of the wind energy facility shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals to any property win the vicinity of wind energy facility and shall mitigate all

harm to such signals caused by the wind energy facility.” Adding #20 “Use of Public Roads. a) The applicant shall identify all state and local public roads to be used within the township to transport equipment and parts for construction, operation or maintenance of the wind energy facility. b) The township engineer or qualified third-party engineer hired by the township and paid for by the applicant, shall document road conditions prior to construction. the engineer shall document road conditional again 30 days after construction is complete or as weather permits. c) The township may require bonding of the road/roads by the applicate/owner in compliance with state regulations.

The traffic study for Clear Spring Road is now available for bid and the bid closes the end of April. The bid will be awarded at the May township supervisors meeting on May 8.

Randy gave update on the Lebanon Solar LLC lawsuit. There will be a hearing in front of Judge Charles this week. This meeting is open to the public and results will be known by April 10 township supervisors meeting.

There will be a special township meeting on Monday April 24 at 7:30 pm at the Water Works Fire Hall to discuss the township’s current fire companies. The township cannot support 2 fire companies for the costs of their equipment. This meeting is to discuss any ideas of consolidation of equipment and coverages within the township.

The meeting was adjourned at 8:06 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary

May 1. 2023 Planning Commission Meeting Agenda

- Approval of April 3, 2023 Meeting Minutes
- Correspondence
- Review of Approved Zoning Permits
- Bob Dowd, Lebanon County Department of Emergency Services & Skip Garner, GLRA address gun range issues at proposed gun range at GLRA
- Updated Draft of Wind Power ordinance
- Status of Clear Spring Road & Route 934 intersection
- Status of Lebanon Solar Appeal
- Public Comments
- Adjournment