

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF DECEMBER 4, 2023

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on December 4, 2023 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy, Ben Bow & Randy Leisure. Charlie Bomgardner was absent. The following people from the community were also in attendance: Eric Brummer, Joe Murray, Brian Tshudy, Chandra Tshudy, Mike Groy, BR Smoker, Larry Buffenmeyer, Paul Deshong, Alex Kinsley, Aaron Miller & Gary Thompson.

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

A motion was made by Ben Bow seconded by Brian Keck to approve minutes from the November 5, 2023. Motion passed unanimously.

We received a notification from TeamAg Incorporated to inform us of a reissue of NPDES (National Pollutant Discharge Elimination System) application for concentrated animal feeding operation by Nelson Ziegler, 1660 N. State Route 934, Annville. We also received correspondence from Lebanon City Recycling that residents of North Annville Township can use their recycling center at 14th & Lehman in Lebanon.

Alex Kinsley from Steckbeck Engineering presented Groy subdivision plans which were reviewed. This subdivision has been approved by Lebanon County Planning. The current Groy property of approx. 25 acres would be split into a 2-acre lot, 19-acre parcel and another 4 acre parcel. Brian Keck made a motion to accept the subdivision plans with Ben Bow second, motion passed. We also reviewed the sewer planning module. Brian Keck made a motion to accept the sewer planning module with Ben Bow, second, motion passed.

We received preliminary stormwater management plans for Lebanon County Department of Emergency Services shooting range. The shooting range would be located at the corner of GLRA property next to Lebanon County Police Pistol Club and behind the current GLRA electronics recycling center. After review of this location and plans, the planning commission highly recommends that the berms on both sides of the shooting range be extended from the planned berms to the parking lot. This is recommended due to the Lebanon County Police Pistol Club having their 300-foot range next the proposed range (western side). On the eastern side, due to any tactical exercises there is concern about stray bullets reaching houses on Cedar Run Road. It was also noted that any structures need to be documented for this range as currently none were noted.

We received information about an upcoming building expansion at BlueScope Buildings NA. The proposed addition building would be 85' x 280' and be situated on the border between North Annville Township and Annville Township. The stormwater management would be in Annville Township. Ben Bow made a motion to defer the approval to Annville Township, Brian Keck seconded the motion, motion passed.

There was one approved zoning permit:

- 1) Burrell & Crystal Horst, 7200 Valley Glen Rd. Annville 38' x 96' x 1 story Manure Storage & 62' x 92' x 1 story shop addition

Randy Leisure mentioned that we are awaiting ELA to provide sight distance and speed limit study on Clear Spring Road. That information is due to the township by end of December. We still have not received final plans for traffic circle at Clear Spring Road and Routh 934. The engineers and PENNDOT are still working on elevation and stormwater in order to finish those plans. Randy did mention the no truck signs on Shanamantown Road date back before the current board was in service.

Lebanon Solar update: still waiting for Judge Charles to schedule hearing to hear oral arguments.

During the public comment section, Brian Keck questioned Nelson Heagy about any news at United Christian about renovations and Nelson said he has not heard of any. Chadra Tshudy question whether the township should change it's zoning for that property.

Brian Keck said the he was contacted by prospective buyer who has a 90 day hold on purchase of Hill Farm Estate. The buyer is looking into the feasibility of turning Hill Farm Estates back into a senior living facility. Brian gave this buyer information on how to attain public water there.

Nelson Heagy mentioned that John Reigel passed away on December 3. John was a long time employee of North Annville Township who did roadwork and snow removal.

Brian Keck presented meeting dates for the North Annville Planning Commission for 2024. Nelson Heagy made motion to approve these dates, Ben Bow seconded, motion passed.

The meeting was adjourned at 8:23 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary