

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF FEBRUARY 5, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on February 5, 2024 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Ben Bow, Randy Leisure & Charlie Bomgardner. Nelson Heagy was absent. The following people from the community were also in attendance: Eric Brummer, Brian Tshudy, Chandra Tshudy, Aaron Miller, Gary Thompson, Brent Kayor, Larry Buffenmeyer & Ron Weber.

Brian Keck 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 January 2, 2023 with three corrections. Motion passed unanimously.

We reviewed the zoning petition for appeal for County Lane Furniture that will be held Tuesday February 6, 2023 at Water Works Fire Company starting at 6:30 pm. The applicant has an existing building containing 61,649 square feet. The Appellant seeks a dimensional variance to section 404.3, lot area and yard requirements in order to construct two building additions, one being 24,750 square feet on the north side of the existing building and the other 4,983 square feet on the west side of the existing building. In addition, proposed paving of 8,311 square feet is proposed on the northeast side of the existing building. The proposed additions would put the lot coverage at 182,954 square feet over the maximum coverage area permitted by the ordinance.

We received notification from Lebanon County Conservation District that Kathleen F. Eisenhour, Linda S. Johnson, Glen R. Hess property of 79.33 acres at 2501 Helmandale Road has been preserved by the Lebanon County Agricultural Land Preservation Board. If anyone wanted to comment, you can contact the Lebanon County Agricultural Land Preservation Board.

We received correspondence from Storb Environmental Inc. per PA Senate Bill 280, Act 32. We were given a list of chemicals stored at Meyer Oil Company, 107 North Washington Street, Cleona, PA 17042.

We received notification from Greater Lebanon Refuse Authority who is applying to the Pennsylvania Department of Environmental Protection for renewal of Solid Waste Permit No. 101544 This permit was originally issued in 1990 and renewed thereafter. The current permit is due to expire February 1, 2025.

There was one approved zoning permit: Michael & Letitia Centini, 2598 Long Lane, Annville: 21' x 30' x 20' addition and 20' x 32' x 20' uncovered deck.

For election of officers for the Planning Commission for 2024, Ben Bow made motion to keep the same officers as 2023, Brian Keck seconded the motion. The motion passed unanimously.

Brian Keck mentioned that he sent emails to 16 local townships to try to get a coalition of townships to pressure PA DEP to enforce laws on biosolids. He sent the email twice and got two responses. One from South Lebanon Township who said they do not have time to look into it. East Hanover Township stated that they did not want to be part of the coalition but if we had a meeting to invite them. Randy Leisure said he would contact Rich Raiders (who recently spoke at North Annville Township supervisors meeting) to see if he had any templates of letters to send to other townships or legislatures to stimulate action to enforce laws by PA DEP

Brian Keck mentioned that Adam Wolfe told him the ELA is behind schedule with sight distance and speed limit study on Clear Spring Road due to winter weather and hope to have that completed by

Friday February 9 or Monday February 12. We are still waiting on final plans for traffic circle at Clear Spring Road and Route 934.

Lebanon Solar update: Judge Charles upheld the township's denial of Lebanon Solar conditional permit application. Lebanon Solar had 30 days from January 25 ruling to appeal decision to Commonwealth Court. There were various comments that they did agree with in Judge Charles ruling including a definition of a lot.

During the public comment section, Brian Keck mentioned that Nelson Heagy said United Christian was 2-3 months out of showing new plans to the township..

Brian Keck said a prospective buyer who has a 90 day hold on purchase of Hill Farm Estate was within 2-3 weeks of making a final decision on purchase of Hill Farm Estates back into a senior living facility.

The meeting was adjourned at 7:51 pm by Brian Keck.

Respectfully submitted

Brian Keck, Secretary