

## NORTH ANNVILLE PLANNING COMMISSION

### MINUTES OF APRIL 1, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on April 1, 2024 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Ben Bow, Randy Leisure, Nelson Heagy & Charlie Bomgardner. The following people from the community were also in attendance: Eric Brummer, Brian Tshudy, Chandra Tshudy, Aaron Miller, Gary Thompson, Mel Gehman.

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

The minutes from the March 4, 2024 meeting were not available and will be reviewed and approved at the May 6, 2024 meeting.

We reviewed the Tuesday February 6, 2024 decision of the North Annville Zoning Board for the petitioners of Country Lane Furniture and Annville Associates, L.P. The petitioners were asking permission to increase maximum lot coverage to be 60.2% in lieu of maximum lot coverage of 50%. After deliberation, the zoning hearing board voted 3-0 to deny the variance.

There were one approved zoning permits

- 1) Jonathan J. & Falia M. Sawich, 3925 Hill Church Road, Lebanon 40' x 20' in ground pool and 643 sq. ft. concrete patio

In discussion of biosolids, Brian Keck gave everyone present a copy of an email from Thomas Sweeney PA DEP with his contact information for any complaints on biosolids. Nelson Heagy mentioned that at his recent PA Farm Bureau meeting, the issues with biosolids were a major topic and should get the PA legislature to review the current laws and make them more stringent.

The appeal by Lebanon Solar is in the PA Commonwealth Court backlog with no new updates on status.

Paul Bametzreider is working on ordinances to present to the township supervisors at the April 8 meeting for reducing speed limit to 35 mph and limiting trailer length to 43'.

Brian Keck mentioned that Hill Farm Estates is now back on the open market after being held in a 90 due diligence period by a prospective buyer. He also emphasized that the township does not control who purchases that property.

Nelson Heagy mentioned he had a conversation with a board member of Countryside Christian Community as they want to talk to the township about the sewer line connection to Hill Farm Estates as well as plans for 40-50 independent living cottages and apartments (abandoning skilled nursing). He said that a representative from Stone Ridge would be in contact to make a presentation at a future planning commission meeting. There was also some discussion of food cafes and restaurants. Stone Ridge would no plan to tear down the existing chapel.

We reviewed a copy of East Hanover Township Comprehensive Plan. Nelson read comments from Tammy Blauch who emailed her comments to Adam. Nelson mentioned that there is someone in the future light industrial zoning area who is hosing down chicken trailers for reuse. We questioned that if that is the reason they are changing that zoning that they should stay agricultural. If that does stay

agricultural then they could use that water and residue on the farmland. We also questioned lack of public water and sewer in the new route 934 light industrial zoning. We could not find definition of what light industrial zoning is. We do appreciate that East Hanover is not sacrificing much of it's current agricultural zoning for industrial or commercial.

We discussed the status of a future updated comprehensive plan for North Annville Township. Lebanon County is in the process of getting funds and doing a comprehensive plan. Randy Leisure said we should wait until we see the county plan before moving forward. Randy also mentioned that our current PA legislature representatives Russ Diamond and Chris Gebhard has concerns over increase development of land in southern section of our county. Our previous plan was done in 2013 with South Annville Township and Annville & Cleona Boroughs. It was mentioned that comprehensive plans are done by an engineering firm. The East Hanover proposed comprehensive plan was done after sending surveys to the residents.

We reviewed the preliminary stormwater plans for Lebanon County Law Enforcement Range. We have the following concerns: 1) Absence of berm on sides up to shooting area. 2) Is the berm 25' or do you have some berm and some fencing to get to 25' height per gun range ordinance? 3) What is the set back from the range to property lines? 4) The current plans show shooting south which would be toward houses on Cedar Run Road. 5) The stormwater would accumulate around the target area it is currently planned.

The meeting was adjourned at 8:30 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary