

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF MARCH 4, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on March 4, 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, Larry Buffenmeyer.

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

A motion was made by Brian Keck seconded by Charlie Bomgardner to approve minutes from the February 5, 2024 with one correction. Motion passed unanimously.

We received copy of letter from Bolt Engineering to Zachary Luciotti of Lebanon County Planning that Boit is in receipt of a 9-sheet plan for Stormwater for proposed shooting range on an existing 18.41-acre tract owned by Greater Lebanon Refuse Authority with 2.33 acre lease area labeled of the County of Lebanon Shooting Range lease area. Access to the site is within a proposed easement from Russell Road overlaid on portion of an existing driveway. There was also a clean letter for a stormwater management plan for County of Lebanon DES Shooting Range from Lebanon County Planning. Review of the plan has revealed that standard plan information has been provided and applicable requirements are satisfied. The Lebanon County Planning Department the plan merits approval by North Annville Township.

We received pre-registration forms for Lebanon Tire Collection at the Lebanon Expo Center on May 1st from 8 a.m. to 4 p.m... 10 auto, 2 midsized(tractor trailer) or 1 oversized tire can be collected for free as long as funds are available in an individual's municipality. The forms which were available for the planning commission meeting will also be available at next Monday's township supervisor's meeting as well

There were three approved zoning permits

- 1) Angela Lightfoot & Benjamin Roth, 1680 Thompson Avenue, Annville 1,170' sq. ft. solar panels
- 2) Benjamin & Jessica Lellerman, 7065 Bates Drive, Annville 30'5" x 46' x 20'25" dwelling addition & 14' x 20' deck addition
- 3) Randy Chourchaine & Rachyl Plastere, 344 Clear Spring Road, Annville 16' x 32' in ground pool & 512' sq. ft. pool deck

The planning commission reviewed plans for property at 475 N. Weber Street across from Blue Scope Buildings. The land development plan for Stephan Van Der Ploog, 475 North Weber Street, Annville who is owns property which was Annville Family Medicine wants to put in storage units between the building and the railroad tracks. There is a small amount of stormwater basin in North Annville Township with the majority in Annville Township. Charlie Bomgardner made a motion to defer approval of the stormwater to Annville Township. Brian Keck seconded the motion which passed unanimously.

We had a discussion on biosolids. Randy Leisure did reach out to Rich Raiders but did not get a response to see if he had any other ideas on how to get the DEP to enforce laws on distribution of biosolids. Brian mentioned that he did receive an email from East Hanover township which was the only township in Lebanon County to respond to request to get a coalition to put pressure on state to enforce laws about distribution of biosolids. This topic was tabled but Brian said that he might contact some other townships in other counties as well as the DEP.

Randy Leisure mentioned that Lebanon Solar filed an appeal against North Annville Township Board of Supervisors and Judge Charles ruling supporting the North Annville Township supervisors ruling against

giving Lebanon Solar a conditional permit. This appeal will be done at PA Commonwealth Court. Grady Sumers, intervener, also submitted an appeal against Judge Charles for Lebanon Solar being late with their brief.

Randy Leisure mentioned that Paul Bametzreider met with ELA to discuss final road, speed limit and sight distance study for Clear Spring Road. The final report should be available by March 8. The Supervisors currently are discussing reducing the speed limit from 40 to 35 mph and limiting trailer length to 43'. We are still waiting to see revised plans for traffic circle at Route 934 & Clear Spring Road as lawyers are still meeting with property owners affected. There was some discussion that the current warehouses on Killinger do not have tenants and are still awaiting full power from construction of a substation. Brian mentioned that the Hershey warehouse has plans to increase it's size by 25% and said he might go to a future South Annville Township meeting to air his objection.

Brian brought up definition of a lot per Judge Charles ruling on Lebanon Solar which he defined a lot as "A taxable entity". After much discussion, we decided the definition of a lot in the current township ordinance is fine.

Brian mentioned that he had communication with the prospective buyer of Hill Farm Estates which is in the last phase of determining whether they will go thru with the purchase and keeping Hill Farm Estates a senior living facility. Nelson Heagy had conversation with a board member of Countryside Christian Community who said they would be submitting future plans shortly to the township. He said they would be moving more towards specialized care in their future plans.

We received a copy of East Hanover Township Comprehensive Plan. This plan calls for rezoning some land along 934 south of the Swatara Creek and up to Route 81 interchange. This land would be changed to industrial zoning. The township is asking for comments to pass onto East Hanover Township before their April 23 meeting where they will be reviewing this plan.

The meeting was adjourned at 8:07 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary