

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF MAY 6, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on May 6, 2024 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Randy Leisure, Nelson Heagy & Charlie Bomgardner. Ben Bow was absent. The following people from the community were also in attendance: Wayne Kaufman, Eric Brummer, Brian Tshudy, Chandra Tshudy, Aaron Miller, Gary Thompson, Jule Kaylor, James Hoffman Sr., Ron Weber, Kerry Walters & Joe Murray.

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

A motion was made by Brian Keck and seconded by Charlie Bomgardner to approve minutes from the March 4, 2024 meeting with one correction. Motion passed unanimously. A motion was made by Brian Keck and seconded by Charlie Bomgardner to approve minutes from April 1, 2024 meeting with two corrections. Motion passed unanimously.

There were four approved zoning permits

- 1) Brian & Jessinia Engle, 4030 Shanamantown Rd., Annville 30' x 30' x 1 story detached garage & 12' x 30' x 1 story carport
- 2) Charles & Mary Sue Brown, 4041 Shanamantown Rd., Annville 30' x 40' x 14' carport
- 3) Clyde, Carolyn & Michael Meyer, 1600 Church Ave., Annville 40' x 80' x 1 story manure shed
- 4) Christ Evangelical Lutheran Church, 1334 North State Route 934, Annville 10' x 36' x 8' storage addition

We received a memorandum and order from Commonwealth Court that they will be consolidating three cases into one. First case is Lebanon Solar I LLC, Appellant vs. North Annville Township Board of Supervisors and Grady Summers. Second case is Lebanon Solar I, LLC vs. North Annville Township Board of Supervisors and Grady Summers Appeal of Grady Summers. Third case is Lebanon Solar I, LLC vs. North Annville Township Board of Supervisors and Grady Summers, Appeal of: North Annville Township Board of Supervisors. No trial date has been scheduled.

We also received notification for an appeal by Country Lane Furniture and Annville Associates, LP vs. North Annville Township Zoning Hearing Board to be held at the Court of Common Pleas of Lebanon County. No trial date has been scheduled.

Lastly, we received a petition for variance before the zoning hearing board for appellant/petitioner Susan Kleinfelter 226 S. Center St. Cleona whose property location is 2739 Cedar Run Rd., Lebanon. Petitioners propose to replace the existing single-family dwelling. Variance is sought to Article IV 401.4 Lot and Yard Requirements of the North Annville Township Zoning Ordinance to allow the proposed dwelling to be located 33' from the ROW withing the required 50 setback. A late May hearing has yet to be scheduled.

Chad Smith of Steckbeck Engineering was to present stormwater plans for the Lebanon County DES Shooting Range but emailed Adam Wolfe late afternoon on May 6 to say after talking to Lebanon County, they decided to table the project.

Paul Bametzreider is working on ordinances to present to the township supervisors at the May 13 meeting for reducing speed limit to 35 mph and limiting trailer length to 43'. Randy mentioned we are still waiting on the NYDES for the traffic circle as he has attended meetings and waiting for storm water plans for proposed traffic circle at Route 934 & Clear Spring Road.

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

Nelson Heagy mentioned again that he had a conversation with a board member of Countryside Christian Community. Nelson suggested to that board member that a representative from Stone Ridge comes to a future planning commission meeting to discuss future plans.

The meeting was adjourned at 7:45 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary