

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JULY 1, 2024

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

Brian Keck 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 June 1, 2024 meeting with one correction. Motion passed unanimously.

We reviewed plans presented by Alex Kaufman from Steckbeck Engineering for Stephen Van Der Ploog storage park along North Weaber Street. Alex showed plans dividing the two properties as well as explained the stormwater for each. Each property can be sold separately. Aaron Miller made motion to approve the plans, Brian Keck seconded motion passed unanimously.

Brian presented the zoning hearing board approval of variance 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 was 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. Copies of the decision will be available on township web site.

The township was presented with Annual Operations Report from GLRA for year 2023.

Two approved zoning permits were presented:

- 1) Andrew & Sherilyn Kreider, 1005 N. State Rd. 934, Annville for proposed 60' x 120' x 33' hoop building with demolition of 20' x 30' x 22' pole barn
- 2) William & Diana Johnson 710 Steelstown Road, Annville for 24' x 24' x 8' shed with demolition of 24' x 24' x 8' shed

Brian had copies of the proposed draft for trailer length and speed limit for Clear Spring Road along with Northern Lebanon's similar ordinance. We received correspondence from Mark Henise from ELA who did road study with the following corrections on the trailer length ordinance. He suggested adding "Truck with a" in front of 43-foot trailer in 5th section that starts with "WHEREAS". Under "1." He suggested to add "truck with a" after "No".

We then reviewed Section 509 "FENCES, WALLS & HEDGES" section of zoning ordinance after Andrew Kreider won his variance thru the Zoning Hearing Board. We discussed how vague it was and suggested that we raise height of fence. Brian presented Northern Lebanon similar ordinance. Brian said he would look into other townships to find a better one to pass onto the supervisors. We also need to define side, back and front yard and review section 519 which specifies setbacks

No trial date at Commonwealth Court has been scheduled for the consolidated case of Lebanon Solar I LLC, Appellant vs. North Annville Township Board of Supervisors and Grady Summers, Lebanon Solar I,

LLC vs. North Annville Township Board of Supervisors and Grady Summers Appeal of Grady Summers.
Lebanon Solar I, LLC vs. North Annville Township Board of Supervisors and Grady Summers, appeal of:
North Annville Township Board of Supervisors.

The meeting was adjourned at 7:52 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary