NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF AUGUST 5, 2024

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

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 July 1, 2024 meeting with two corrections. Motion passed unanimously.

We received copy of written decision of the North Annville Zoning Board to allow variance for Andrew & Sherilyn Kreider, 1005 North State Route 934, Annville. The decision was to allow the petitioners to have a fence in the front setback of their property. The fence according to Andrew Kreider was necessary for the safety of their children who might run out on the highway (Route 934). This written decision is posted on the township web site.

We received correspondence from the Court of Common Pleas of Pleas of Lebanon County vs. Country Lane Furniture appeal of decision of the North Annville Zoning Board over allowable coverage of their lot. The Zoning Board denied their variance request. Judge Jones will review briefs submitted from both parties and not hear any oral arguments.

We received correspondence from Paul Bametzreider about a recent ruling by Commonwealth Court that allows township more power to make decisions to allow gun ranges into their township. We said that Paul should review this ruling and see if we can pull anything from it to strengthen our current gun range ordinance.

Four approved zoning permits were presented:

1) Susan Kleinfelter, 2739 Cedar Run Road, Lebanon 2380' square feet 2 story dwelling demolition & 48' x 59' x 2 story single family dwelling
2) James Weaber 2732 Cedar Run Road, Lebanon 738' square feet of roof solar panels
3) Justine Reider WS Clear Spring Road(Oliver Mobile Park #9), Annville 13'x4" x 76" x 1 story mobile home
4) Edward & Kathleen Jocham, 4020 Shanamantown Road, Annville 30' x 36' x 26' detached garage

We mentioned that the supervisors at their Monday August 12 meeting will be voting on two ordinances pertaining to Clear Spring Road. First was restricting trailer length to 43' and second was to reduce speed limit to 35 mph. The ordinances are on the township web site.

We then reviewed Section 509 "FENCES, WALLS & HEDGES" section of zoning ordinance as Brian presented ordinances from 4 other townships in Pennsylvania plus a template from PSATS. Nelson said for people to review and we should have a section for residential and one for agricultural zoned areas. We tabled this discussion until next meeting. We also need to define side, back and front yard and review section 519 which specifies setbacks

Lebanon County cancelled their meeting about the proposed roundabout at Clear Spring Road and Route 934. Some money is coming from DHL and balance from a state grant.

Nelson Heagy mentioned that he spoke to resident at the corner of Thompson Avenue & Hill Church Road who bought the Monteith property. The resident said that 90% of the accidents at that intersection are caused by people going thru stop sign travelling north on Thompson Avenue. He suggested either a flashing light or some type of speed bump. We also discussed limited site distance for cars travelling west on Hill Church Road. The township had asked PennDot to get rid of hump on Hill Church Road that causes limited site distance and put in a left turning lane going west on Hill Church turning south onto Thompson.

Brian Keck questioned who pays for guard rail repair for guard rail on Route 934 and Clear Spring Road that gets damaged regularly. Aaron thought the state would be paying for this since Route 934 is a state road.

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 8:13 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary