NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF SEPTEMBER 3, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on September 3, 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, Keith Bohr, Brian and Julie Kayor, James Hoffman Sr., Brian & Chandra Tshudy & Ron Weber.

Nelson Heagy called the meeting to order at 7:32 pm.

A motion was made by Charlie Bomgardner and seconded by Brian Keck to approve minutes from the August 5, 2024 meeting with four corrections. Motion passed unanimously.

We received copy of petition for variance before the zoning board of North Annville Township by applicants: Ashley M. & Jason C. Hawbaker Sr. & Christin & Sean Carrig Jr., 4537 Hill Church Road, Annville. Petitioners are the owners and potential future owners of 36.77 acre parcel. This property is A-1 Agricultural Zoning District. The property is improved with a single-family dwelling. The property has a on lot septic system and a well. The petitioners are proposing to subdivide the property into 2 lots approximately each being 18 acres. The Original lot will be the Hawbacker property, the subdivided lot will be Carrig property. Variance is sought to Article IV Section 401.3 General District requirements of the North Annville Zoning Ordinance to allow both lots to exceed maximum lot size of 2 acres. Hearing date and time to be announced shortly.

Three approved zoning permits were presented:

1) Jared A. & Rebecca Balsbaugh, 2708 Cedar Rund Road, Annville for 12'x20'x12' barn and relocate 20'x12'x10' shed
2) Davide S. & Elizabeth Stewart, 312 Kaufman Road, Annville 11'x16'x12' screened porch additions
3) Jeffrey A. & Terri Dove 710 Palmyra-Bellegrove Road, Annville 103'(4' high) linear feet chain link fence & 113(4' high) aluminum fence

Aaron Miller mentioned that the meeting at the Lebanon County Commissioner level to discuss proposed traffic circle at Clear Spring Road and Route 934 was cancelled due to North Annville adoption of trailer length ordinance and Grace Church as well as Matt Bomgarder not agreeing to have their properties take by eminent domain. Matt Bomgarder's property was also a preserved farm. Brian Keck did mention the one ticket for trailer length that was rescinded was due to Cleona officer stating that the ordinance was over 48' when it really was over 43'. Adam Wolfe told Brian that he feels the ordinance is enforceable even though some organization state that a 1-mile notice for a trailer length restriction was not posted. Adam did say that the township has applied for additional signage on Routes 934 & 422 thru PennDOT and waiting for their approval.

We then reviewed Section 509 "FENCES, WALLS & HEDGES" section of zoning ordinance, Rob Weber presented his very detailed ordinance. There was much discussion on how to amend the current ordinance and prevent a future situation like Andrew Kreider having to apply for a variance to protect his children from running out on Route 934. We came to a conclusion that agriculture and residential fencing should be unregulated. In the agricultural zone, if your livestock escapes your fenced area the

owner of that livestock is responsible for any damage occurred. In Flood Plains, the fences would have to be open to allow water flow during a flood. General commercial should allow 50% chain link fencing. Manufacturing and Commercial areas shall be screened from other zones with a solid opaque material and a minimum of 6 feet. Brian Keck will take these notes and consolidate them into an updated rough draft for next meeting.

We had numerous ideas on a small-scale solar ordinance. Some say it should be based on whether the power is going to the grid or for personal use OR based on amount of power. Also talk of property owners being able to put solar panels ground mounted in their yards. This proposal was table until next meeting.

Briefs were presented by Lebanon Solar and corresponding briefs from North Annville Township should be submitted shortly. The briefs are posted on the township web site. 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 8:23 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary