NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF OCTOBER 7, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on October 7, 2024 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Charlie Bomgardner, Nelson Heagy. Aaron Miller and Ben Bow were absent. The following people from the community were also in attendance: Eric Brummer, Brent and Julie Kayor, James Hoffman Sr., Brian & Chandra Tshudy, Paul DeShong, Joe Murray, Joan & Dean Boyd, Seth Berry, Mike Mumper, Craig Smith, Mel Gehman. Larry Buffenmeyer & 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 two corrections. Motion passed unanimously.

Craig Smith from RGS Associates presented the LVC solar project which entailed 10 acres along private road for Kreiderheim adjacent to Pat Kerwin's farm. Mike Mumper from LVC said that the energy produced from these solar panels would be used by the college and provide 58% of the energy needed by the college. This 10-acre tract would be agricultural zoned land. The plan still needs stormwater and MPDES permitting thru the county and is only in preliminary stage. Chanda Tschudy questioned the type of soil which Mike Mumper did not know answer. Nelson Heagy questioned if the land was taxed which Mike was not aware if it was or not. Charlie Bomgardner asked about the solar line going thru the 10-acre tract which Mike mentioned they will have to work around that sewer line. There was a lot of discussion on how the steps would go before final approval. Nelson Heagy suggested working closely with Paul, township solicitor.

Nelson mentioned there will be two zoning board hearings on Tuesday October 8 with first one starting at 6:30 pm. The 6:30 pm hearing would be for variance from Ashley & Jason Hawbaker and Christin & Sean Carrig, 4537 Hill Church Road, Annville. The 36.77-acre property is located in the A-1 District and improved with a single-family dwelling. Petitioners request a variance to subdivide the property into 2 lots. Variance is sought to Article IV Section 401.4 Lot and Yard requirements. The 7 pm meeting is to hear a petition for variance from Melvin & Anna Gehman, 6151 Valley Glen Road, Annville. This property is located in A-1 district and is improved with a single-family dwelling and accessory structures. Petitioners request a variance to create lots exceeding the maximum lot size.

Three approved zoning permits were presented:

1) Daniel & Tina Seitz, 528 Ono Road, Annville for 40' x 46; x 12' detached garage addition
2) Jason Sheetz, 322 Clear Spring Road, Annville for 30' x 35' x 17' detached garage addition
3) James and Linda Kersey 4034 Hill Church Road, Annville for 630' square feet of roof solar panels

We reviewed letter from Lebanon County Planning that the sewage enforcement officer for North Annville Township, Dave Siminitus, determined that Timothy Gruber site on Syner Road is not suitable for an on-site system. Therefore, a small flow stream discharge system is the only alternative for the ultimate method of sewage disposal. We reviewed the plans and Brian Keck made a motion with Charlie Bomgardner seconded to approve the plans.

In other news, Brian Keck mentioned that the township installed flashing red lights at Thompson Avenue and Hill Church Road as wells as Clear Spring Road and Route 934. Adam contacted Prime, Inc. trucking after Ron Weber spotted their trucks over legal limit on Clear Spring Road. Adam said that the person in charge of Prime, Inc. trucking would address the issue. The township expects to hear back shortly from PennDOT on request for township to install advanced warning trailer restriction signs on Routes 934 & 422. Township's brief vs. Lebanon Solar filed in Commonwealth Court on September 25 and can be viewed on township web site. Nelson read email from David Heiman who is complaining that there is shooting going on at Boltz Lane and Heilmandale Road. David in concerned that is it unsafe, and loud. Adam did go to the location and did not hear the issue but is contacting David to pinpoint the location. Nelson read the municipal notification of planned land development for chapter 102 permits for Jay Zinnerman, 1786 Blacks Bridge Road, Annville who will be constructing three poultry barns. Nelson also read letter from Bolt Engineering that after site inspection at GLRA, it was determined that the site construction is complete and disturbed areas are stabilized as Bolt recommends that the bond for the project be released.

We then reviewed an outline for replacement of Section 509 "FENCES, WALLS & HEDGES" section of zoning ordinance. For agricultural, rural and residential zones, fences, walls and hedges would be up to owner's discretion. For General Commercial, if constructed fences, walls and hedges must have 50% clear and 6' in height. For manufacturing, if constructed fences, walls and hedges must be at least 6' in height. For flood plains, fences, walls and hedges mu be open to allow water for flow due to flooding. Brian will talk to Paul about other language needed including setbacks and traffic visibility.

The meeting was adjourned at 8:32 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary