NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF NOVEMBER 4, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on November 4, 2024 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy. Aaron Miller, Ben Bow and Charlie Bomgardner was absent. The following people from the community were also in attendance: Eric Brummer, James Hoffman Sr., Brian & Chandra Tshudy, Paul DeShong, Joe Murray, Larry Buffenmeyer & Ron Weber.

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

A motion was made by Aaron Miller and seconded by Ben Bow to approve minutes from the October 7, 2024 meeting with two corrections. Motion passed unanimously.

We received an October newsletter from PSATS (Pennsylvania State Association of Township Supervisors. Nelson Heagy read section about the PA House Committee advancing Solar Decommissioning Bill. The House Environment Resource and Energy Committee approved SB 211. This bill would establish statewide requirements for the decommissioning and bonding of solar energy facilitates, preempting local decommissioning regulations. PSATS position is to oppose the language in the bill. Status is the bill has passed the senate. It now moves to the house for consideration. The second item that Nelson read from the PSATS newsletter stated that governor Shapiro signed an executive order directing the Department of Community and Economic Development to create PA's first statewide housing action plan. This plan aims to address the state's housing shortage by collaborating with stakeholders. State House and Senate members claim local land use policies contribute to the affordable housing shortage. House committee legislation: Approved a bill for statewide zoning, allowing "by right" multifamily housing in commercial areas and single-family home zones, reducing local control

Two approved zoning permits were presented:

1) Theodore & Heater Simmons, 7021 Bates Drive, Annville for 26'4" x 27'9" x 22' addition
2) Bohdan and Amy Setlock, 5 horseshoe Blvd., Annville 675' square feet roof solar panels

We then reviewed a for replacement of Section 509 "FENCES, WALLS & HEDGES" section of zoning ordinance. Nelson Heagy had the following three points: 1) Fences, walls and hedges should have minimum of 25-foot setback from yellow center line of road. 2) Fences, walls and hedges cannot obstruct line of sight at public intersections (need to research PennDOT regulations). 3) Solid Fences cannot exceed 6' height within 100 feet of property line OR 8' height within 150' of property line.

Brian presented from Paul a solar ordinance that both Union and Hopewell Township are considering. Brian asked the public and members of the commission to take copy home and review and come to next meeting with any comments or if we want to change our current ordinance. We discussed the current net metering project and felt that even though our current ordinance states that energy coming from the solar panels is for commercial gain that we felt this ordinance should apply to their project. Nelson mentioned that we should look into doing a solar overlay(zoning). Someone mentioned that ag zoned land for a solar farm should be changed to commercial/industrial if used as a solar farm for commercial gain. Aaron Miller said the county looks at land with solar panels as impervious and that will make the project have to do stormwater management which costs more money. It was also mentioned that if we

do a net metering ordinance that we put in language that limits energy produced to be within the capacity of the energy used in one year. It was also mentioned that Lebanon Solar will be restructuring a future proposal to meet our current ordinance.

The Lebanon Solar appeal is still in Commonwealth Court with Lebanon Solar filing a brief on October 25 and Paul filing a brief on October 30. Both of these briefs are on the township web site. The Country Lane Furniture appeal is in county appeals court as they have cancelled oral arguments and both sides are exchanging briefs.

Under public comments, Nelson Heagy has been in contact with Country Side Christian home which said they cannot afford to do assisted living and must either look at Alzheimer's or independent living. Nelson encourages them to come to a future planning commission meeting to discuss options.

The meeting was adjourned at 8:30 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary