NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF DECEMBER 2, 2024

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on December 2, 2024 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy. Aaron Miller, Ben Bow. Charlie Bomgardner was absent. The following people from the community were also in attendance: Eric Brummer, James Hoffman Sr., Brian & Chandra & John Tshudy, Paul DeShong, Joe Murray, Gary Thompson, Mark Hackenberg(RGS Associates), Seth Berry, Brent & Julie & Kirey Kaylor, Alex Kaufman & 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 November 4, 2024 meeting with four corrections. Motion passed unanimously.

Alex Kaufman from Steckbeck Engineering presented revised plans for the subdivision and land development at 475 N. Weber Street, Annville. The property is owned by Stepan Van Der Ploog. The property is a total of 7.38 acres with only one acre in North Annville township which has the office building and the balance of the property is Annville Township. The original plan from last summer had the southern end of the property in one tract then leaving the existing building and parking area untouched. This original plan is complete but not recorded and the owner is now reconsidering recording this plan as he found out his tenant is planning on leaving next fall. With this known, he is considering converting the office building into indoor self-storage and not subdividing the property. This would require zoning relief in some form to all this in North Annville agricultural zone. Nelson said as long as he does not change footprint of the building, he would still meet the zoning as a non-conforming property. We also discussed changing the zoning which would be spot zoning and would not be legal After much discussion, Alex said he would contact Adam Wolfe to present to supervisors meeting next Monday for their ideas.

For correspondence, Nelson updated everyone with the following items:

1) We received notice of termination from Lebanon County Conservation District for the DES Shooting Range at the GLRA.
2) We received an email from Jonathan Fitzkee at Lebanon County Planning Department regarding the planned update of the Pennsylvania State Rail Plan with an upcoming zoom meeting on Tuesday December 10 from 4 to 5 pm. Adam will post information on this meeting on the township web site.
3) We received a copy of the Court of Common Pleas of Lebanon County who denied the Country Lane Furniture appeal of decision of the North Annville Township Zoning Hearing Board. This will be posted on the township web site.
4) The township received a copy of the Zoning Hearing Board decision for the Hawbakers, 4537 Hill Church Road, Annville who were seeking a variance to create lots exceeding the maximum lot size. The board granted the petition for variance to allow subdivision, creating 2 lots of 18 acres each.

5) The Township got a copy of the Zoning Hearing Board decision for Melvin & Anna Gehman, 6151 Valley Glen Road, Annville who were seeking a special exemption to create lots exceeding maximum lot size. The board granted the petition to create lots in excess of 2 acres.

Three approved zoning permits were presented:

1) Ronald Brandt, 1710 Thompson Avenue, Lebanon for 506 square feet roof solar panels
2) Charles & Jennifer Winters, 1500 Thompson Avenue, Annville for removal of 364 square feet by 15" removal of existing deck and 16'11" x 21'3" x 22'7" new roof deck
3) Ronald Mann, 675 Steelstown Road, Annville for 18' x 24' x 1 story family room addition

Nelson read a proposed replacement of Section 509 "FENCES, WALLS & HEDGES" section of zoning ordinance. Brian will type this proposed ordinance and have Adam post to web site for review before January 2025 planning commission meeting.

Brian presented net metering ordinance from Paul that was forwarded to him from David Tshudy, lawyer for LVC. Brian had previously emailed this ordinance to Ron Weber and Chandra Tschudy and Aaron Miller who put their comments (proposed changes). Nelson read sections of this ordinance with proposed changes. Ron Weber commented to have the word "affiliates" deleted but David said that colleges typically have a lot of "affiliates" and that wording should remain. Chandra Tschudy said there should be a statement of maximum solar net metering solar field as there is mention of a minimum field size but not a maximum size. There was also discussion on percentage of coverage which called for 25% of total lot size but implements shall not cover more than 50% of total lot size. The commission members think this coverage percentage should be same as our current commercial solar ordinance which is 25% coverage. Brian will email copy of ordinance with comments to David Tshudy for consolidation and presentation to planning commission at the January 2025 meeting.

The Lebanon Solar appeal is still in Commonwealth Court with no updates after Lebanon Solar filed a brief on October 25 and Paul filing a brief on October 30.

The meeting was adjourned at 8:52 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary