

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JANUARY 6, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on January 6, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy. Aaron Miller, Ben Bow and Charlie Bomgardner. The following people from the community were also in attendance: Eric Brummer, James Hoffman Sr., Brian & Chandra & John Tshudy, Paul DeShong, Joe Murray, David Tshudy(Troutman Pepper Locke LLP), Tim Arntz(Light-Heigel & Associates), Brandon Sensanich(Light-Heigel & Associates), Preston & Monica & Derric ByDelay, Mel Gehman, Mike Mumper(LVC), Mark Hackenberg(RGS Associates), Larry Buffemeyer & Ron Weber.

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

A motion was made by Charlie Bomgardner and seconded by Ben Bow to approve minutes from the December 2, 2024 meeting with two corrections. Motion passed unanimously.

For correspondence, Nelson updated everyone with the following items:

- 1) We received notice of site review at Nelson Ziegler poultry operation by Bot Engineering. Based on site review and communication with Nate Weaver at LCCD, it was recommended that the bond be reduced \$221,300 from \$237,600 to \$16,300.
- 2) We received an notice from Zachary Luciotti at Lebanon County Planning Department a clean letter for the Gehman subdivision located on the north side of Valley Glen Road adjacent with intersection with Laural Grove Drive. Review of the plan has revealed applicable requirements have been satisfied.
- 3) We received an email from Alex Kaufman at Steckbeck Engineering & Surveying that Mr. Van Der Ploog will be applying for a zoning variance at his property on 475 N. Weaber Street. Once applicant starts preparing application and other materials, a zoning variance meeting will be scheduled.

No approved zoning permits were presented.

Tim Arntz, Light-Heigel & Associates, presented plans for the Gehman lot addition. The plans showed the original plans which were not very uniform and the updated plans which were uniform. Nelson Heagy made motion to approve plans with Charlie Bomgardner second. Motion passed unanimously.

Brian presented an updated replacement of Section 509 "FENCES, WALLS & HEDGES" section of zoning ordinance. We decided the first line "Unless otherwise regulated, fences, walls and hedges are permitted in any required yard established before 1974". There was a lot of discussion on clear sight distances for driveways. After Eric Brummer brought up that the new section 509 ordinance needs to work with section 508, we decided to table the conversation and come up with a combined revised ordinance.

Brian presented a revised net metering ordinance from David Tshudy(Troutman Pepper Locke LLP) with corrections requested from December meeting. David mentioned that a third party would be running proposed solar field at LVC. He mentioned that other colleges have these types of fields such as Elizabethtown College and Dickinson. He also mentioned that there would not be any storage batteries in LVC plans. Aaron Miller mentioned that this ordinance would be for the township not just directed for

LVC. There was talk about maximum generation should we set it at 125% of annual energy usage OR 3 megawatts after discussion, we decided to leave it at 125% of usage. David also mentioned that we could add more safety language if necessary. Nelson decided to table the conversation and suggested that everyone review the revised proposed ordinance and come back to February meeting with any comments.

Nelson Heagy presented another net-metering ordinance for homestead & small business that he got from someone at DMH Solar. There was discussion on disposing solar panels and useful lifespan of those panels. We also discussed 3rd party operators being bonded. A recommended 20 foot around solar field for access for possible fire was discussed. This ordinance was also table for further discussion at the February meeting.

Brian presented the following dates for 2025 planning commission meetings: Monday, February 3, Monday, March 3, April 7, May 5, June 2, July 7, August 4, September 2, October 6, November 3, December 1, 2025, Brian said the township supervisors at their reorganization meeting earlier that night elected Aaron Miller for a one year term as supervisor representative to the planning commission and Nelson Heagy to another four year term on the planning commission. Ben Bow proposed having officers remain the same for the planning commission which was Nelson Heagy, chairman and Brian Keck, recording secretary.

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