

NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF FEBRUARY 3, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on February 3, 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, David Tshudy(Troutman Pepper Locke LLP), Ronal Bauman, A.J. Greiss, Gary Thompson, Larry Buffenmeyer & 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 January 6, 2025 meeting. Motion passed unanimously.

For correspondence, Nelson updated everyone with the following items:

- 1) We received correspondence from Bolt Engineering that the preliminary/final land development plan for Jay Zimmerman for three poultry barns, gravel pads, driveway and stormwater management controls, water supplied is to be provided by an on lot well. Bolt is in receipt of a bond estimate and PNDI response which indicates potential impact on bog turtle habitat.
- 2) We received correspondence from Lebanon County Conservation District that Nelson Ziegler Poultry Operation has approved NOI for coverage under NPDES General Permit for discharges of stormwater associated with construction activities.

For approved zoning permits, two were presented:

- 1) Jonathan Rhoads, 720 Steelstown Road, Annville for 654' square feet of roof solar panels
- 2) Alan and Robin Hostetter, 445 Hostetter Road, Annville for 2,553' square feet of roof solar panels

We then reviewed revised ordinance for solar power net metering that Nelson Heagy wrote. The following changes were presented from people in attendance and David Tshudy(Troutman Pepper Lock LLP). We need to add note about "this ordinance does not allow you to feed back to grid". Under "c", need to add "Only one private solar plant is permissible per lot. No power is allowed to be transmitted on a public utility lines/public power grid." Under "g", want to add after "security fence", the following "(or taller if required by code)". Under "h", want to delete "area occupied by solar panel arrays" to total area from the security fence inward". Under "k", deleted "concentrated" and add "A glare study is required if complaints are received and corrective action is required by the owner of the solar field." Under "l", need to add "In the case of multiple lots, (power is being generated on a sperate lot then utilized on) if the lot containing the solar field is sold, the field must be decommissioned and removed.". David Tshudy will email Brian Keck his revisions for review for next planning commission meeting.

Brian presented information from PennDOT web site for Route 4004 Hill Church Road improvement. We had various comments from A.J. Greiss, Jim Hoffman and Ronald Bauman. They asked if a representative from PennDOT could appear at a future township meeting which Brian emailed and waiting for response. They said that PennDOT failed to contact property owners and one of the property's is a conserved farmland. They all suggested doing a four-way stop (with flashing red light). It would be a lot

less money to do and also shave the hump in Hill Church Road for better visibility. There is a lane on Jim Hoffman's property that goes back to area where people can fly radio-controlled aircraft that would be detoured with the current plans.

We reviewed replacement of Ordinance 509 Fences, Walls & Hedges. We are leaning to leaving ordinance 508 stand or check to see if still meeting PennDOT regulations. We will make note in proposed Ordinance 509 that the line-of-sight references Ordinance 508. Nelson mentioned that a lot of driveways in township do not meet the line-of-sight rules. We decided to table this for more research for next meeting.

The Lebanon Solar appeal in Commonwealth Court will have oral arguments on April 7-details to come.

The meeting was adjourned at 8:44 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary