NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF MARCH 3, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on March 3, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy. Aaron Miller and Charlie Bomgardner. Ben Bow was absent. The following people from the community were also in attendance: Eric Brummer, James Hoffman Sr., Brian & Chandra & Tshudy, Tim Anderson (Troutman Pepper Locke LLP), Gary Thompson & Larry Buffenmeyer & Randy Leisure.

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

A motion was made by Charlie Bomgardner and seconded by Brian Keck to approve minutes from the February 3, 2025 meeting. Motion passed unanimously.

For correspondence, Nelson updated everyone with the following items:

1) We received correspondence from Lebanon County Conservation District about their upcoming tire collection at the Lebanon Expo Center on Wednesday April 30th from 8 am to 4 pm.
2) We received correspondence from Lebanon County Planning Department compiling construction figures for Lebanon County for the calendar year of 2024. It listed permits used, estimated construction costs, fees collected, zoning hearing board cases processed and prosecutions. Also, a section on permit specifics was listed for Lebanon Count. Lastly, there was a breakdown of the figures for Lebanon county broken down by township.
3) We received correspondence from Steckbeck Engineering & Surveying outlining a submission for zoning variance for 475 North Weber Street which will be heard by the North Annville Zoning board on April 10 at a time to be determined.
4) We received an email from Zachary Luciotti of the Lebanon County Planning Department that Pennsy Supply would like to establish a clean fill site at Millard Quarry.
5) We received correspondence from Lebanon County Conservation District has approved notice of intent for new coverage under the PAG-02 NPDES General Permit for discharges and stormwater management associate with construction activities for Jay Zimmerman poultry operation.
6) We received correspondence from Lebanon County Conservation District has approved notice of intent for renewal of coverages for discharges of stormwater for Butler Manufacturing Company (BlueScope Buildings North America).

For approved zoning permits, three were presented:

1) Annville Associated LP, 10 Nathan Lane, Annville for 13,632 square feet of roof solar panels
2) Idalys Villfans, 420 Kaufman Road, Annville for 28 liner feet of solar fencing
3) JMJ Estate Holdings, 200 Kaufman Road, Annville for 2,700 square feet of 1 story demo SFD

We then reviewed revised ordinance for solar power net metering that Nelson Heagy and David Tshudy wrote. The following changes were made. Under section 523, we deleted “county” in front of “zoning officer”. Under c. in section 523 we added “directly to” in front of a “public utility”. Under d. in section 523, we changed “occupied house” to “property line”. Under e. in section 523, we deleted “150-foot setback from residential structure” and changed “50” to “100” “foot setback from neighboring property

lines or public roads". Under section 523 we consolidated working from "1)" and "in relation to visual screen and vegetative buffer. Under section 523, m., we added "within 12 months" for decommissioning and removal. Nelson Heagy made motion to approve the net metering ordinance, Charlie Bomgardner seconded the motion. Motion passed unanimously. Brian Keck will email the updated ordinance to Aaron Miller to proof before sending to Paul C. Bametzreider for consideration by the township supervisors. Nelson did mention we will eventually have to have another solar ordinance to tackle community solar.

Nelson mentioned that comment period on PennDOT web site for Route 4004 Hill Church Road improvement runs until March 14, 2025.

We talked about replacement of Ordinance 509 Fences, Walls & Hedges and mentioned that current driveways would be grand fathered. We also mentioned that these ordinances can be enforced on state roads as well as township. We decided to table this for more research for next meeting.

The Lebanon Solar appeal in Commonwealth Court will be held on April 8 in courtroom 3002 at 9:30 am and it is open to the public.

Nelson did mention that Stone Ridge will be attending our April 7, 2025 planning commission meeting presenting plans for Countryside Christian Community.

The meeting was adjourned at 8:48 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary