NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF APRIL 7, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on April 7, 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, Clyde Meyer, Steve Reiter, Scott Artz, Ron Weber, A.J. Greiss, Gary Thompson & Larry Buffenmeyer.

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 March 3, 2025 meeting. Motion passed unanimously.

Steve Reiter, President and CEO of Stone Ridge Retirement Communities, presented a verbal outline of future plans for Countryside Christian Community. He mentioned that 3 years ago they presented plans for improvements but things stopped due to Covid and they lost their licenses which had expired. He mentioned that they would be proposing independent living but may need some skilled nursing. Steve would like the township to consider changing the zoning from R1 to RR. The high-pressure sewer line that was proposed previously would depend on how many residents would be projected. He said there should not be any increase in traffic when the residents are occupied. Steve mentioned that Stone Ridge would be selling 2 communities and using that money to fun Countryside Christian Community. He also mentioned easements are done and recorded. RGS Associates would be submitting proposed plans in the future and request zoning change.

For correspondence, we received a flyer advertising Arbor Day Celebration at Gloninger Woods Park with tree planting, tours of Quittaphilla Creek food trucks, information booths and seedling giveaway. This event is scheduled for Friday April 25th 4-6 pm at Gloninger Woods Park, 115 S. 22nd Street, Lebanon with a rain date of May 2nd.

Four approved zoning permits, three were presented:

1) Clyde and Carolyn Meyer, 1600 Church Avenue, Annville for 590 square feet of roof solar panels
2) James and Clyde Meyer 2894 Waterworks Way, Annville for 822 square feet of roof solar panels
3) Timothy Small, 3050 Ligman Lane, Annville for 24’ x 36; x 10’ carport
4) Greater Lebanon Refuse Authority, 1600 Russell Road, Lebanon for 12’ x 12’ x 12’ gazebo

We talked about replacement of Ordinance 509 Fences, Walls & Hedges and Nelson proposed to add the following: “that obstructs line of sight.” After the first sentence: “However, fences, walls and hedges cannot be established within any right of way (50 feet in width) or 25 feet from center yellow line”. Nelson also noted the statement in 509 referencing 508 which is for corner lots. We decided to table this for more research for next meeting.

The Lebanon Solar appeal in Commonwealth Court will now be r decided based on written briefs submitted from both parties.

The North Annville Township Supervisors wrote a letter to PennDOT on March 25 pertaining to improvements to Hill Church Road/Thompson Avenue intersection. The main suggestion was to try a four way stop at that intersection on a trial basis for 6-12 months with the following parameters: 1) trimming/removal of trees located on southeast corner for intersection, 2) Removal/of certain embankment located on the southeast side of intersection, 3) Installation of rumble strips to alert motorist of approaching stop sign, 5) Installation of pavement markings to alert motorist to approaching stop signs, 6) Installation of permanent-type radar sign for west bound traffic on Hill Church Road, 7) Hill Church Road speed limit study, 8) Any and all other safety measures deemed appropriate for implementation of four way stop at that intersection.

The Lebanon County Tire Collection will be held on April 30 from 8 am to 4 pm at the Lebanon Expo Center. You need to pre-register by April 14.

The macadam patch on Clear Spring Road was done with SRL-E blacktop which has excellent skid resistance.

The meeting was adjourned at 8:18 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary