NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JUNE 2, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on June 2, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Charlie Bomgardner, Aaron Miller and Ben Bow. Nelson Heagy was absent. The following people from the community were also in attendance: Eric Brummer, Brian & Chandra & Tshudy, Gary Thompson, Ron Weber, Paul DeShong & Randy Leisure.

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

A motion was made by Charlie Bomgardner and seconded by Aaron Miller to approve minutes from the May 5, 2025 meeting. Motion passed unanimously.

For correspondence, we received a letter from PA DEP pertaining to Nelson Ziegler poultry operation at 1660 North Route 934, Annville. PA DEP said as part of administrative review, Nelson needed to submit an amended annual report and that he was in violation of NPDES permit no. PAG123938 Failure to submit an administratively complete annual report within requested timeframe.

One approved zoning permit, one was presented:

1) Waterworks Mennonite Fellowship, 1660 Church Avenue, Annville 1220 sq. ft. basement addition with concrete slab

We reviewed the proposed replacement of Ordinance 509 Fences, Walls & Hedges after some issues were brought up at the May 12 township supervisors meeting. Randy Leisure questioned need for a new ordinance. There was a suggestion to have one ordinance for agricultural zone and one for residential zone. The last line about damage from pets and livestock, was questioned for 3rd party liability

The railroad bridge on Clear Spring Road is being reviewed by engineers for best solution to remedy the current crack issues. They were boring into the concrete and did not have any time table for a remedy or reopening.

The Lebanon Solar appeal was quashed by Commonwealth Court due to Lebanon Solar not meeting dates for filling. Lebanon Solar has until June 22 to appeal to PA Supreme Court. PA Supreme Court has the option to hear the case or dismiss it.

The PennDOT improvements to Hill Church Road/Thompson Avenue intersection is scheduled for 2026. .

We receive a letter from Lebanon County Planning dated May 6 for Hawbaker Subdivision at 4537 Hill Church Road done by Carta Engineering with 18 different comments. These comments should be addressed in the resubmission of plans.

The Zoning Hearing Board decision of April 10 pertaining to Living Water Properties, LLC c/0 Stephan Van Der Ploog for special exception was posted to township web site. The zoning hearing board denied the petition for special exception but did grant the petition for variance to allow the subject property to be used for self-storage units under the following 2 conditions: 1) the petitioner must comply with all other North Annville Township ordinances and 2) the maximum lot coverage must not exceed 30 percent coverage.

Brian did mention that Paul had to renumber the Planning Commission approved net-metering ordinance. That ordinance will be reviewed and voted on by the supervisors at their June 9 meeting.

Aaron Miller had suggested that the planning commission draft a self-storage unit ordinance. Brian presented 2 copies: 1) Manheim Township, Lancaster County pertaining to dumpsters and portable storage units (PODS); 2) Smithfield Township, Monroe County pertaining to self-storage units. The commission will review and discuss at the July meeting.

The meeting was adjourned at 7:48 pm by Brian Keck.

Respectfully submitted

Brian Keck, Secretary