NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JULY 7, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on July 7, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Nelson Heagy, Aaron Miller and Ben Bow. Charlie Bomgardner was absent. The following people from the community were also in attendance: Eric Brummer, John & Chandra & Tshudy, Gary Thompson, Ron Weber, Paul DeShong, Joe Murray & Larry Buffenmeyer.

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

A motion was made by Ben Bow and seconded by Brian Keck to approve minutes from the June 2, 2025 meeting. Motion passed unanimously.

For correspondence, we received a copy of an email from Michael Luseitis, Steckbeck Engineering to Zacharie Luciotti, Lebanon County Planning advising us that part of the storm water for the BlueScope addition starts in North Annville township but flows to retaining area in Annville Township. The Planning Commission was OK with letting Annville Township approve the plans.

We also received correspondence from SCS Engineering on behalf of Greater Lebanon Refuse Authority (GLRA) for notification of submission of an application to the Pennsylvania Department of Environmental Protection to renew the Titel V Operating Permit No. 38-05017. This Pennsylvania Code Tiele 2 requires municipal notification including a 30-day comment period. Copies of this permit can be reviewed at PADEP in Harrisburg.

Brian Keck made motion and Ben Bow seconded, motion passed unanimously to have plans for Jay Zimmerman poultry barns presented to the North Annville planning commission within 24-hour window before normal monthly meeting. The plans presented by Caleb Light from NCA, Inc. for Jay Zimmerman poultry operation, 1786 Blacks Bridge Road, North Annville Township. The plan proposes the construction for 3 poultry barns, gravel driveways, gravel pads, and associated stormwater management structures and features. These plans have been approved by Lebanon County Planning. We questioned the stormwater runoff on the plans as well as the access to the 3 barns to remove manure. The setbacks to other properties were also discussed. After that discussion, Brian made motion to approve the plans, Nelson seconded, motion passed unanimously.

Two approved zoning permits, two were presented:

1) Michael Zombro, 2111 Heilmandale Road, Lebanon, 535' square foot addition
2) Jestine Reider (Karisa Clarke and Alexander Good) W8 Clear Spring Road, Annville 15'6" x 76' 1 story mobile home

Nelson said he would review the proposed replacement of Ordinance 509 Fences, Walls & Hedges. 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

Aaron Miller attended a meeting by Norfolk Southern Railroad who were working on putting out bids in the next 30 days for repairs to the railroad bridge on Clear Spring Road. After the bid package is

approved by PennDOT, the bids will be issued and have 90-day response period. Then the bids will be put out to bidders with a 30-day response. So, the earliest the project could start is January 2026.

The Lebanon Solar will not appeal the ruling by Commonwealth Court to PA Supreme Court.

We had preliminary discussion on a self-storage unit ordinance. We decided to work with Smithfield Township, Monroe County pertaining to self-storage units. Brian will present at the August meeting.

Nelson mentioned that he is in contact with someone from Countryside Christian (now owned by Stoneridge) pertaining to their future plans. He suggested that we start considering some amendments to our current R1 zoning.

The meeting was adjourned at 8:28 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary