NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF SEPTEMBER 2, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on September 4, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Aaron Miller, Nelson Heagy and Charlie Bomgardner. Ben Bow was absent. The following people from the community were also in attendance: Eric Brummer, Gary Thompson, Ron Weber, Brian & Chandra Tschudy, Joe Murray & Paul DeShong.

Brian Keck called the meeting to order at 7:30 pm.

A motion was made by Brian Keck and seconded by Charlie Bomgardner to approve minutes from the August 4, 2025 meeting. Motion passed unanimously.

We received preliminary plans for Dylan Himmelberger ag operation (chicken houses).

The township received letter from Pennsylvania Department of Transportation to inform township that the bridge on SR 4007(Ono Road) at segment 0010 offset 0434 in north Annville has been posted with a 25-ton weight restriction.

We received notice from GM Consulting that Timothy Gruber, 480 Syner Road, Annville is applying for a Part 2 water quantity permit for the installation of a small flow stream discharge wastewater system to serve his existing single-family home.

We received correspondence from Pennsylvania Public Utility Commission that they received detailed structural repair plans for the railroad bridge on Clear Spring Road on July 21, 2025. The Commission has approved the details of the structural plans and will send these plans out for bid

Two approved zoning permits, two were presented:

1) Nelson Ziegler, 1660 North Route 934, Annville, 5,817 square feet ground mounted solar panels (Adam is questing Lebanon County Planning about lack of fencing and stormwater per our new solar net metering ordinance)
2) Robert & Tammy Rittle, 936 North Mill Street, Annville, 14' x 19'8" x 4'11" replace existing shed, 14' x 18' x 11'10" pavilion on deck

We tabled discussion on the proposed replacement of Ordinance 509 Fences, Walls & Hedges as Nelson Heagy said he would have a revised version ready for October meeting.

We reviewed the preliminary draft on a self-storage unit ordinance. He combined three townships' ordinances into one. He had section 1 as definitions, section 2 as permitted zoning areas, section 3 as general requirements, prohibited uses, interior layout, outdoor storage, vehicle storage requirements, lighting, on site management and maximum size for a unit. It was suggested that we have a limit for height or number of floors. We also reviewed our current M-Manufacturing district regulation which does include provision for warehousing. After much discussion, we decided that we should combine the two ordinances into one.

We then talked about a proposed new nuisance ordinance which lacked definitions and some substance and also reviewed our current nuisance ordinance. Nelson mentioned that the township needs a

enforcement officer which Adam Wolfe had been doing thru correspondence. The two things we wanted to enforce with a revised ordinance would be property on Kaufman Road where resident has over 50 boats and multiple vehicles (most without license or registration). We also wanted to have some enforcement of tall grass in residential zoning.

The meeting was adjourned at 8:05 pm by Brian Keck.

Respectfully submitted

Brian Keck

Brian Keck, Secretary