NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF OCTOBER 6, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on October 6, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Aaron Miller, Nelson Heagy and Charlie Bomgardner. Ben Bow. The following people from the community were also in attendance: Eric Brummer, Gary Thompson, Doug Hartman, Brian & Chandra Tschudy, & Paul DeShong.

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 September 4, 2025 meeting. Motion passed unanimously.

Ben Bow questioned status of Nelson Ziegler approved permit with ground mounted solar panels. Nelson said he would discuss the issue with his lawyer and get back to Kim, zoning officer, within 30 days

We received ruling from Zoning Hearing Board who approved zoning variance for Marie Buys Houses LLC 2/0 Eric Swatitz with restrictions. The decision will be posted on the township web site.

Four approved zoning permits, two were presented:

1) Sean Carrig, 4539 Hill Church Road, Lebanon, 34'x14' 1 story single family dwelling & 34'x28' 1 story attached garage
2) James E. & Louann S Neidigh, 1110 North State Routs 934, Annville, 12'x30'x12' carport
3) Brian & Tina Keck, 280 Clear Spring Road, Annville, 16'x17'x14' sunroom addition
4) Derrick & Monica Bydeley 6171 Valley Glen Road, Annville, 52'x50'x2 story Pole Building

Nelson discussed the proposed replacement of Ordinance 509 Fences, Walls & Hedges. He mentioned a few issues: 1) front yard vs. side yard, 2) right to privacy. He mentioned that no fence or hedges can be put inside the right of way which is 25' from yellow line. Hedges can be used for sound abatement. Most people use proper materials for fences and want to be neat. Nelson mentioned sight distances is a key element to this ordinance. Eric Brummer brought up non-conforming lots.

Brian mentioned that the bids for the railroad bridge on Clear Spring Road should be finalized by mid-October then a contractor will be chosen.

We reviewed the current manufacturing zone ordinance. There are provisions for warehouses and adult business. We decided that we come up with an outline of business options that we should allow and ones that other townships cover and we cannot include. We spoke about data centers and self storage units being options to have mention in the future ordinance. We will come up with an outline at the November meeting.

Aaron presented a revision of our current Nuisance ordinance. He included definitions of terms used in his ordinance. It was mentioned rodents should be included in the ordinance. Also, delete section g which included to commit any act of lewdness or public indecency or exposure of person to become intoxicated in public which is covered in state and local statues.

We discussed Jake Brakes and reviewed PennDot's rule for instituting prohibitions for jake brakes which includes road that have more than 4% within 500 foot of roadway. This restriction eliminates most roads in townships and especially ones that have had residential complaints about the noise from Jake Brakes. Brian mentioned that we could look into instituting a noise ordinance that would cover Jake Brakes but would have to check with Cleona police to see it they have decibel meters.

Doug Hartman who bought a horse farm on route 934 on the northern edge of the township asked about what he can do with stormwater runoff that does over his driveway and front yard. We got his a contact at PennDot to discuss eliminating the berm which would then have stormwater to into swail. He also asked about manure storage which he said he was working with the conservation district.

The meeting was adjourned at 8:30 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary