NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF NOVEMBER 3, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on November 3, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Aaron Miller, Nelson Heagy and Ben Bow. Charlie Bomgardner was abscent. The following people from the community were also in attendance: Eric Brummer, Gary Thompson, Jim Hoffman, Brian & Chandra Tschudy, Joe Murray, Ron Weber & Paul DeShong.

Nelson Heagy called the meeting to order at 7:33 pm.

A motion was made by Ben Bos and seconded by Brian Keck to approve minutes from the October 6, 2025 meeting. Motion passed unanimously.

Two approved zoning permits were presented:

1) Jay Zimmerman, 1786 Blacks Bridge Road, Annville, 2-63'x500'x28' chicken houses
2) Ken & Joann Y Hauer, 290 Syner Road, Annville, 12'x13'7"x14' sunroom addition

Tim Nolt, Nolt Engineering and Lynford Musser, builder presented stormwater plans for 2441 Heilmandale Road. These plans got approval from Lebanon County Planning & Lebanon County Conservation District. After a few questions, Nelson Heagy made motion to approve the plans and Brian Keck seconded, motion passed unanimously.

We reviewed the Mid Atlantic Interstate Transmission subdivision plans. The lot was created in Annville borough but has residual lands in North Annville and Cleona Borough. Lebanon County Planning is asking that we defer approval to Annville borough. After review and discussion, the planning commission did not want to approve this subdivision. We would like a representative from Mid Atlantic Interstate Transmission or engineer(surveyor) who made these plans present them to the commission.

Aaron Miller and Nelson Heagy presented proposed replacements of Ordinance 509 Fences, Walls & Hedges. Aaron Miller mentioned that land owners are assumed to pull a building permit when building a fence. Eric Brummer said he questioned building a fence in the right of way. Nelson said he would oke to delete #8 of Aaron's proposal requiring getting permits for fences in ag zoned land. #6 from Aaron's would only be applied RR1. Nelson will work on combining the two proposals for the December meeting.

Brian mentioned that Nyleve from Emmaus won the bids for the railroad bridge on Clear Spring Road should be completed in three months weather permitting.

We reviewed the current manufacturing zone ordinance. After some discussion on areas that we want to cover in the new ordinance such as self-storage units, warehouses and data centers. It was decided that we would wait until we receive Lebanon County Comprehensive Plan so we can decide if we can eliminate any of these or have to come up with regulations.

Aaron presented a revision of our current section 2 of the Nuisance ordinance. B) Needs to be clarified and delete the word offensive. E) It was mentioned that we should delete between the hours of sunset and sunrise and add to notify a dispatcher if there is a large fire. F) Needs to be condensed. 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. I) needs to change to vandalism. L) should be for ag zoned land.

Brian Keck presented an ordinance from Buffalo Township, Washington County, PA for noise from Jake Brakes and mufflers. We agreed that this was a good start but needed the addition of “noise over 85 decibels read from within the edge of the right of way or 25’ from center line. Brian will revise this ordinance and present it at the December meeting.

The meeting was adjourned at 9:26 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary