NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JANUARY 5, 2026

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on January 5, 2026 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Aaron Miller, Nelson Heagy, Ben Bow and Charlie Bomgardner. The following people from the community were also in attendance: Eric Brummer, Brian & Chandra Tschudy, Ron Weber & Paul DeShong and Josh Rossman.

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

A motion was made by Ben Bow and seconded by Charlie Bomgardner to approve minutes from the December 1, 2025 meeting. Motion passed unanimously.

For correspondence, we received letter from SCS Engineers that GLRA is submitting notification for submission of general permit to continue the beneficial use of landfill gas generated by biological decomposition of municipal waste.

Also received letter from Barley Snyder reminding there will be a zoning petition meeting on January 7, 2026 at 6 pm at Waterworks fire hall. Dennis and Bonnie Rhoad, 7915 Bates Road, Annville is seeking a variance to encroach on 20-foot side yard setback.

Two approved zoning permits was presented:

1) Eli & Darla Nolt, 660 Palmyra Bellegrove Road, Annville 7,128 square feet of solar panels
2) Jestin Reider, park owner, Oliver Park Drive, 14' x 68' x 1 story mobile home

Aaron Miller said he would stop by to see how Nyleve from Emmaus to check how work is proceeding on the railroad bridge on Clear Spring Road.

Brian presented a proposed J-Brake ordinance based on decibel levels. The only corrections noted were 1) Add "exemption for emergency vehicles"; 2) Add "any vehicle noise". Brian will check with Adam and Paul to see if this should be a stand-alone ordinance or not and bring findings back to February meeting

Brian mentioned that Michelle Brummer, GFT during discussion of Lebanon County Comprehensive plan suggested that North Annville contact South Annville for a joint ordinance that North Annville can eliminate warehouse since South Annville has them. Nelson suggested that he contact his brother who sits on the East Hanover Township board for a joint ordinance.

We reviewed land use map from Lebanon Country proposed comprehensive plan as that map does not match current zoning map for North Annville township. Aaron mentioned that he will contact the county to communicate that the map should match our zoning map.

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.

We reviewed nuisance ordinance done my Aaron Miller. Aaron mentioned that the supervisors will be presenting use of Commonwealth Code to enforce the nuisance ordinance. We decided that the person making the complaint will have to come to a supervisors meeting. After complaint is made, the supervisors will review it and see if it is legit. Aaron will work on the language for the February meeting.

Brian showed South Annville Township short term rental ordinance for apartments, Airbnb's. Their ordinance involves a chief zoning officer. Brian will review to see if he can remove chief zoning officer and go thru county for approval.

Nelson Heagy tabled ideas for replacements of Ordinance 509 Fences, Walls & Hedges till a future meeting.

The meeting was adjourned at 8:31 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary