NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF FEBRUARY 2, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on February 2, 2025 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Aaron Miller, Ben Bow and Charlie Bomgardner; Nelson Heagy was abscent. The following people from the community were also in attendance: Eric Brummer, Brian & Chandra Tschudy, Ron Weber and Jim Hoffman.

Brian Keck 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 January 5, 2025 meeting. Motion passed unanimously.

Ryan Trees, RGS associates presented current plans for LVC solar storm water. They currently have NDS approval and are awaiting a clean letter from the county. They are also awaiting confirmation of satisfaction of concerns presented by HRG review and Bolt Engineering. Aaron Miller made a motion with Brian Keck second to recommend conditional approval of plans to township supervisors contingent on satisfying concerns by RGS and Bolt along with clean letter from the county.

Four approved zoning permits was presented:

1) Jestine Reider(park owner) Oliver Park, Clear Spring Rd., Annville 15' x68' x1 story mobile home
2) Brian & Elizabeth Nye 860 Palmyra Bellegrove Road, Annville 17' x 35' x 12' remove existing garage & 24' x 24' x 12' replacement garage
3) Linford & Janae Horst, 540 Palmyra Bellegrove Road, Annville 24' x 28' x 12' demo barn
4) Bradley Kern, 270 Syner Road, Annville 30' x 70' x 1 story detached garage addition & 40' x 60' x 1 story detached garage addition

For correspondence, we received letter from Lebanon County conservation district informing Lebanon County agricultural land preservation for Steve & Kendra Musser of 70.45 acres at 2507 Heilmandale Road.

Also received zoning administration annual report from Lebanon County Planning Department with construction and permit figures for 2025.

We received final decision write up for 2 zoning hearing board decisions: 1) Approved Dennis and Bonnie Rhoad, 7915 Bates Road, Annville to encroach on 20-foot side yard setback, 2) Approved Jennifer & Charles Winters, 1500 Thompson Avenue pertaining to maximum lot coverage.

Another correspondence from Lebanon County Conservation District that they have approved Notic of Intent for NPDES permit for discharges of stormwater associated with construction activities for LVC Solar.

Doug Hartman, 1709 N. SR 934 Annville is requesting rezoning of his 3 acres in North Annville Township from agricultural to special agricultural to allow him to get his property which borders North Annville and East Hanover townships conserved. No one seemed to be aware of special agricultural zoning distinction and wanted more information. This decision has been tabled.

Brian presented a proposed J-Brake ordinance based on decibel levels. Brian will review signage specification under PennDOT publication 212. Brian mentioned that this will be a stand-alone ordinance

We reviewed the current manufacturing zone ordinance. Aaron mentioned that since it states processing is a permittable use that data centers could be allowed. 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 a revised nuisance ordinance done my Aaron Miller. Aaron mentioned section g about intoxication be deleted as that is covered by other statues as well as section h about firearms which are also covered by other statues. 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 was asked to a definition of a short term rental. There are currently 2 properties that are registered and paying the 5% hotel tax to the county.

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

The meeting was adjourned at 8:34 pm by Brian Keck.

Respectfully submitted

Brian Keck, Secretary