NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF MARCH 2, 2025

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on March 2, 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, Brian & Chandra Tschudy, Eric Wolfe, Paul DeShong and Jim Hoffman.

Nelson Heagy called the meeting to order at 7:31 pm.

A motion was made by Charlie Bomgardner and seconded by Nelson Heagy to approve minutes from the February 2, 2025 meeting. Motion passed unanimously.

Nelson Heagy mentioned the 2026 Lebanon County Tire Collection will be held at the Lebanon Expo Center on Wednesday April 29 from 8 am to 4 pm with flyers available.

We also received correspondence from HRG pertaining to information on how the solar field will be constructed in relationship to the existing sewer pipe running thru the solar field.

Three approved zoning permits was presented:

1) Richard & Michelle Black, 591 Hostetter Lane, Annville - 611' square feet roof solar panels
2) Charles & Jennifer Winters, 1500 Thompson Avenue, Annville – 588' square feed inground pool with 510' square feet concrete patio
3) Scott & Susan Kleinfelter, 2739 Cedar Run Road, Lebanon = 1,183' square feet roof solar panels

We received email correspondence from William Wilson from Wilson Consulting and Christopher Cawley from Nyleve stating that the completion for the railroad bridge at Clear Spring Road be end of May. The need to coordinate and inspection at that time prior to reopening the bridge to the public. The inspection should happen while the bridge is closed.

We discussed the current manufacturing zone ordinance as we decided that we should move forward with a data center ordinance. Nelson mentioned that data centers would not be allowed in Class 1,2,3,4. Everyone agreed that this ordinance should have an energy impact study as well as water consumption study. Eric mentioned that it should also have a noise provision with accommodation for emergency vehicle access.

We reviewed a revised nuisance ordinance done my Aaron Miller. Aaron added wording in section d to accommodate the agricultural community. Some commented that this could encourage a junkyard. Nelson volunteered to rework section f about transporting garbage. Under definitions, we should add "composting piles" after garbage. We all agreed that the reporting method for violations was good but needed an addition of the person making the complaint present it at a supervisors meeting. Aaron will rework for the March meeting.

Brian showed South Annville Township short term rental ordinance for apartments, Airbnb's. Eric Wolfe who was in attendance and has some Airbnb's and mentioned that Airbnb has some pretty strict rules. He thought the South Annville ordinance was too detailed and volunteered to rework it for the April meeting.

Nelson Heagy presented a new draft for replacement of Ordinance 509 Fences, Walls & Hedges which he said that he will have to rework section 5 & 6.

The meeting was adjourned at 8:48 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary