NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF JUNE 1, 2026

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on June 1, 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, Joe Murray, Lloyd Bomgardner, Jr.

Nelson Heagy called the meeting to order at 7:32 pm.

A motion was made by Ben Bow and seconded by Charlie Bomgardner to approve minutes from the April 6, 2025 meeting. Motion passed unanimously.

We received notification from PA DEP that Nelson Ziegler of Lebanon County Ziegler Broiler Farm, 1660 N. State Route 934 has more than 10% excess of permitted animal equivalent units. Failure to amend this could lead to civil penalties.

We received two correspondents from Nolt Engineering the following applicants have intent to submit a National Pollutant Discharge Elimination System (NPDES) permit application: 1) 7200 Valley Glen Road Poultry Barn with applicant Burnell Horst for construction of a new poultry bar, access driveways and stormwater infiltration facility; 2) NS Heilmandale Road, Ronal Merkel, Jr., construction of new single family dwelling, access driveway, septic system, well and stormwater system on vacant property.

We received correspondents from Lebanon County Conservation District that Dyllan Mimmelberger Ag Operations has been approved his notice of intent for new coverage under NPDES general permit for discharges of stormwater associated with construction activities.

Two approved zoning permits was presented:

1) Wilmer & Susan Brekbill, 539 Hostetter Lane, Annville – 24'x52'x28' barn addition & 23'x20' grade concrete pad
2) Randy & Veronica Fies, 950 North Mill Street, Lebanon – 501 sq. ftx4' chain link fence

Aaron Miller reported that Pennsy Supply paved road for the railroad bridge at Clear Spring Road and inspection should be next week if it passes it will be open shortly thereafter.

PennDot is still finalizing plans for the Hill Church Road and Thompson Avenue interchange after the township requested that they eliminate the rumble strips. This project is due for bid in the fall and might not start until spring of 2027.

We then review current data center ordinance and made the following changes: 1) SECTION 2 sentence was change to read Data Centers are allowed in Manufacturing zone district by conditional use only. 2) SECTION 2 A. added at end of sentence "and any applicable township ordinances." 3) SECTION 2 B. added at end of sentence "including accessory uses." 4) SECTION 2 C. deleted "(with a minimum of 1,000 feet between facility and residential property line)" 5) SECTION 2 C. changed second sentence to read "Solar panels can be installed 100 feet from property line." 6) SECTION 1 DATA CENTER deleted "and" before server farms, 7) SECTION 1 DATA CENTER added "," after quantum computing. Nelson Heagy made motion to approved 7 changes to current draft and Brian Keck seconded, motion passed

unanimously. Nelson made motion to approve the revised draft and send to the supervisors for approval, Brian seconded, motion passed unanimously.

We tabled a revised short term rental ordinance until August meeting as Nelson said he wanted to discuss further with Eric Wolfe who is suggesting we adopt Swatara Township ordinance

Brian mentioned that Adam received an email from a PennDot representative that had conflicting information pertaining to a Jake Brake ordinance. Adam will contact Paul Bametzreider to review this email pertaining to Brake Retarder Ordinance.

We discussed United Christian Home owned by Stone Ridge. Nelson is hearing conflicting information on who owns the property as both Nelson and Aaron will further investigate. Aaron is concerned about future development since this is one of the few R-1 zoned areas in the township.

Brian reported that the prospective buyer for Hill Farm Homes who spoke at May supervisors meeting has not contacted anyone for a zoning variance.

The meeting was adjourned at 8:32 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary