NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF AUTUST 3, 2026

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on August 3, 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, Hannah May, Joann Hauer.

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

A motion was made by Charlie Bomgardner and seconded by Ben Bow to approve minutes from the June 1, 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.

Tim Nolt from Nolt Engineering reviewed plans for Burnell & Crystal Horst, 7200 Valley Glen Road third poultry barn. The Horst own 39.4 acres with two existing poultry barns. The third one would add 60,000 square feet. Horst project has all approvals except NPDES. Brian Keck made motion to approve this plan contingent on getting NPDES approval, Nelson Heagy seconded the motion. Motion passed unanimously. Tim also reviewed plans for NS Heilmandale Road property owned by Ronald and Brenda Merkel. Their property has an online septic well and is a currently vacant 4.46-acre lot. Changes have been made from 2025 plans with subsurface infiltration. PennDOT has given HOP approval of driveway. The plans have a clean letter from Lebanon County Planning and NPDES permit. Nelson Heagy made motion to approve these plans with Charlie Bomgardner second. Motion passed unanimously.

Four approved zoning permits was presented:

1) Jestine Reider-park owner, W8 Clear Spring Road, Lot #13, 13 Oliver Park Drive, Annville – 16'x76'x14' mobile home
2) Jestine Reider-park owner, W8 Clear Spring Road, Lot #35, Oliver Park Drive, Annville – 25'6" x 56' x 14' mobile home
3) Jestine Reider-park owner, W8 Clear Spring Road, Lot #33, 13 Oliver Park Drive, Annville – 8' x 32'2" x 30" wooden deck & 8' x 30' x 113" roof over wooden deck
4) Steven & Vanessa Kline, 2970 Waterworks Way, Annville – 15' x 25' x 54' above ground pool.

Nelson mentioned an upcoming North Annville Zoning Board meeting to be held Monday August 16 at 6:30 pm at the Waterworks Fire Hall. The board will hear a petition for equitable relief and variance by estopped from Align Life Ministries, Weber St. Annville. Petitioner is the owner of 7.76-acre property and proposes an office use on the property.

We received Authorization to Discharge of stormwater in association with construction of Lebanon Valley College solar farm, 101 College Avenue, Annville.

We received correspondence from Lebanon Valley Conservation District that 3 gravid mosquito traps have been set in North Annville Township. One of these traps are still pending, none of these traps have tested positive for west Nile virus, three larval samples have been collected so far this season.

PennDOT will open bides for the Hill Church Road and Thompson Avenue interchange on December 3 with construction to be done in 2027 calendar year.

The data center ordinance that was passed by the planning commission in June is with Paul for review by county and projected voting by supervisors at their September meeting.

We quickly reviewed the nuisance ordinance with 12" maximum grass height in residential lots. We need to be careful on the wording. People with complaints will need to come to township supervisors meeting to be heard. We also talked about adding a light section and loud noise section needs to be updated. This ordinance will be revised more by Nelson Heagy for the September meeting.

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

The information pertaining to a Jake Brake ordinance is with Paul Bametzreider to review to give us guidance on how to proceed.

Aaron Miller presented an ordinance that would require developers to pay for improvements for new developments. Aaron mentioned that he preferred using South Hanover as a base for ours.

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

Respectfully submitted

Brian Keck

Brian Keck, Secretary