NORTH ANNVILLE PLANNING COMMISSION

MINUTES OF SEPTEMBER 8, 2026

The North Annville Planning commission met at the Union Water Works Fire Company Social Hall on September 8, 2026 for a regularly scheduled meeting. Members of the Commission in attendance were: Brian Keck, Aaron Miller, Nelson Heagy, Ben Bow. Charlie Bomgardner was absent. The following people from the community were also in attendance: Eric Brummer, Kathy Long, Joanne Bachman, Clair Bachman Joann Hauer.

Nelson Heagy called the meeting to order at 7:30 pm.

A motion was made by Ben Bow and seconded by Nelson Heagy Bow to approve minutes from the August 3, 2026 meeting. Motion passed unanimously.

We received notification from Team Ag that Nelson Ziegler has submitted a National Pollutant Discharge Elimination (NPDES) permit application for a concentrated animal feeding operation.

Lebanon County Planning Department that Jeffrey & Fawn Bomgardner has been notified of the NPDES permit being closed out which would release the bond.

North Annville Zoning Hearing Board will hold meeting for petitioner Steve & Kendra Musser, 2507 Heilmandale Road Jonestown, PA 17038 seeking a variance of 11-foot setback to the side property in lieu of required 20-foot side yard setback.

Three approved zoning permits was presented:

1) Eric & Kimberly Josephson, 870 Palmyra Bellegrove Road, Annville – 24'x24'x20' shed
2) James & Jody Rule 568 Hostetter Lane, Annville – 39'4"x16'1"x10' replace deck w/stairs
3) Ronald & Brenda Merkel, NS Heilmandale Road, Jonestown – 60'x60'x23' SFD w/attached garage

PennDOT will open bids 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 has been advertised and will be voted on by the township supervisors at their September 14, 2026 meeting.

We reviewed an updated nuisance ordinance that Nelson Heagy submitted as he made changes in various sections. He also mentioned that the property owner who is submitting the complaint needs to do so in writing to the township supervisors who will review the complaint before having Commonwealth Code investigate. We are looking for a better light section for this ordinance. This conversation talked about the Long property on School Creek Lane which as abandoned vehicles and various junk. Also, the Kearn property on Syner Road which neighbors have said that he is running a business from that garage. There was also concern that he is bringing over weight vehicles more than regulated 10 ton maximum across the Syner road bridge.

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

We decided to move forward with a short-term rental ordinance similar to Swatara Township. Brian will rework Swatara Township and present at the October meeting.

We reviewed an ordinance that would require developers to pay for improvements for new developments. Brian handed out copies of South Hanover as we decided to table this for review at the October meeting.

The meeting was adjourned at 8:30 pm by Nelson Heagy.

Respectfully submitted

Brian Keck, Secretary