

**MINUTES OF THE PUBLIC HEARING OF THE ANNVILLE TOWNSHIP
BOARD OF COMMISSIONERS**

October 11, 2016

A Public Hearing was held by the Annville Township Board of Commissioners starting at 6:00 PM on October 11, 2016 in the Commissioners' Room of Annville Town Hall, 36 North Lancaster Street, Annville, PA for the consideration and receiving of public comment on the proposed comprehensive zoning ordinance and map revising the current Annville Township zoning ordinance and map.

The following members were present: Rex A. Moore, President; James W. Scott, Vice President; Thomas R. Embich, Treasurer; Henri B. Lively; and Joann F. Zimmerman. Also in attendance were Nicholas T. Yingst, Township Administrator and Secretary to the Board of Commissioners; Corey Lamoureux, office of the Township Solicitor; Martin Brandt, Millie Kish, and Fred Richter, members of the Zoning Ordinance Revision Committee (ZORC); and Tanya Richter, member of the Township Planning Commission and the Historic Architectural Review Board (HARB).

President Moore called the Public Hearing to order and led those present in the Pledge of Allegiance to the flag of the United States of America. Mr. Yingst noted the hearing had been advertised according to law and stated that the purpose of the hearing was to consider and receive public comment on the proposed comprehensive zoning ordinance and map revising the current Annville Township zoning ordinance and map.

Mr. Scott, who also served as a member of ZORC, began by providing a summary of the proposed ordinance and shared a number of items he believed were an improvement over the current ordinance. He noted the proposed ordinance provided for new zoning districts and overlays, as well as a redrawing of certain district boundaries intended to better reflect current uses within the Township. Mr. Scott indicated ZORC's goal was for the proposed ordinance to be easier to understand for the layperson, and he used the section on signage as an example of this. Mr. Richter noted the proposed ordinance also was intended to address current zoning matters that could not have been anticipated when the current ordinance was adopted, while further noting ZORC attempted to write the ordinance with an eye to the future. Regarding the discussion on signage, Mr. Embich asked what regulations were placed on feather signs, noting that HARB had reviewed a request for feather signs earlier in the year and had recommended they be regulated by the zoning ordinance. There was a brief discussion about this and it was noted that feather signs were categorized as banners.

Eugene Martin, Stone Hill Village, arrived at the Public Hearing at 6:07 PM.

President Moore asked those in attendance if they had any public comments they would like to share regarding the proposed ordinance. Mr. Martin referred to Section 27-409.2.b(12)(a), Manufactured Home Site Improvements, and suggested that the 200 square foot minimum size for a patio be reduced, noting a variance Stone Hill Village had previously received setting this requirement at 50 square feet. The Commissioners discussed this suggestion and were favorable towards it. Mr. Scott asked if making such a change to the proposed ordinance would affect the adoption process and Mr. Lamoureux indicated it would not, due to the minor nature of the change. Ms. Zimmerman then suggested this change be incorporated into the proposed ordinance.

While noting her support for the proposed ordinance, Ms. Zimmerman reflected on her previously stated concerns about it allowing for Student Group Residences within the Institutional District Overlay (IDO). She questioned whether there was adequate space in some of the properties within the IDO to house up to the ten students allowed for Student Group Residences and Mr. Scott noted the proposed ordinance regulated this by the amount of square feet required per resident. Ms. Zimmerman also shared her concerns about the impact this would have on parking and Ms. Scott noted the proposed ordinance required offsite parking for this use. He also thanked Ms. Zimmerman for her thorough review of the proposed ordinance throughout the drafting process and the comments she shared with ZORC, and Mr. Brandt noted that a number of these comments were incorporated into the final draft.

Mr. Martin left the Public Hearing at 6:25 PM and the Commissioners thanked him for his comments and review of the proposed ordinance.

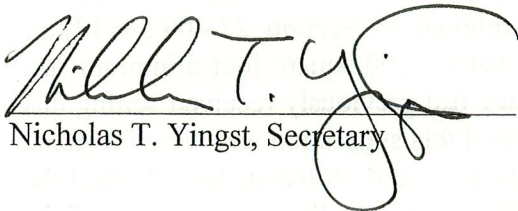
Mr. Richter asked a question about how grandfathering would work following adoption of the proposed ordinance and Mr. Lamoureux shared his thoughts on this.

Maria Howe, 525 Maple Street, arrived at the Public Hearing at 6:29 PM.


President Moore asked if there were any additional public comments and none were noted. Mr. Lamoureux then reported the Notice of Public Hearing had been published in *The Lebanon Daily News* on September 23 and 30, 2016 and the full text of the proposed ordinance had been hand delivered to same and the Lebanon County Law Library. He also reported the Notice was posted at 31 locations throughout the Township, comprising 15 businesses or institutions frequented by the public and 16 utility poles, and an affidavit was executed by the Township employee who did these postings.

Mr. Yingst asked for an Executive Session following the closing of the Public Hearing to discuss personnel matters and potential litigation.

Hearing no further questions or comments, President Moore asked for a motion to close the Public Hearing. **MOTION** by Mr. Lively, second by Mr. Embich to close the Public Hearing. Motion carried unanimously and the hearing was declared closed at 6:30 PM.



Nicholas T. Yingst, Secretary



Rex A. Moore, President