

**ANTRIM TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES OF March 4, 2024**

A meeting of the Antrim Township Planning Commission was held on Monday, March 4, 2024 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, Greencastle, PA, with the following Members in attendance: Larry Eberly, Chairman, Delbert Myers, Robert Smith, Larson Wenger, and Connie Slye. Also attending were Zachary Mills, Solicitor, Amber King-Reasner, Assistant Zoning/Code Enforcement Officer, Crystal Mummert, Recording Secretary.

Audience members included Rozel Mummert, Diane Smith, David Slye, Tim Hogan, Lee Royer, Tim Hykes, Evan Martin, Madilyn House, Mark King, Tim Widder, Emma Shatzer, and Bob Brobt.

Chairman Eberly called the meeting to order at 7:00 pm.

There was no public comment.

A Smith/Slye motion passed 4-0 to approve the minutes of the February 5, 2024 meeting as written. (Wenger was not in attendance until after this motion passed)

A Smith/Myers motion passed 5-0 to recommend approval of a stormwater exemption request for **Chloe Court Partnership, Hykes Road**. Tim Hykes of 14101 Molly Pitcher Highway, spoke regarding opposition to the exemption. After discussion with the Commission, he is not concerned with this exemption as he was under the impression that it was the development on the other side of the road.

A Wenger/Slye motion passed 5-0 to recommend approval of a stormwater exemption request for **Evan & Kelsey Martin, Clay Hill Road/Horst Road**.

An Eberly/Myers motion passed 5-0 to recommend approval of a modification request from §125-17(A)(6)(a)(1)(j) requiring (2) snow easements twenty (20) feet wide by twenty (20) feet wide at the two o'clock and ten o'clock position for **ACBP, Conservancy Lane Subdivision Plan**. Tim Hogan with Atapco was there to discuss and stated that they submitted a revised modification request to change the position to "2 o'clock and 9:30". The Roadmaster indicated that he had no issues with this request in his discussion at the Board of Supervisors meeting.

A Wenger/Smith motion passed 5-0 to recommend tabling the following Subdivision/Land Development plans:

- **ACBP Lot 7R – Antrim Business Park LP Grading Plan, Land Development, Molly Pitcher Highway (Final) Exp 04/25/2024**
- **Heritage Estates West-Phase 2-3, 111-lot Subdivision, Delanie Drive (Final) Exp 05/06/2024**
- **ACBP Conservancy Lane, 8-lot Consolidation, Molly Pitcher Highway (Final) Exp 05/03/2024**
- **ACBP Conservancy Lane, Land Development, Molly Pitcher Hwy, (Final), Exp 04/29/2024**

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- **CORE5 at Mason Dixon LLC, Land Development, Greenmount Road (Preliminary) Exp 04/3/2024**
- **ACBP Lot 7R & Conservancy Lane, Land Development, Molly Pitcher Highway (Preliminary) Exp 05/29/2024**
- **Meyers Enterprises, Land Development, Zarger Road (Final) Exp 07/03/2024**
- **James & Donna Martin, 1-lot Subdivision, Strite Road (Final) Exp 06/01/2024**
- **Antrim 16 Developers LLC, Land Development, Buchanan Trail East (Final) Exp 4/5/2024**

A Wenger/Smith motion passed 5-0 to recommend approval for a 120-day extension request for **Keystone Crossing, 120-unit Subdivision, South Young Road** with the condition that there be no more extensions.

A Smith/Eberly motion passed 5-0 to recommend approval of 180-day extension requests for the following plans:

- **US Cold Storage, Land Development, Hykes Road (Final) Exp 03/08/2024**
- **Century Industrial Development, Land Development, Molly Pitcher Highway (Final) Exp 03/22/2024**
- **The Chambersburg Hospital, Lot Addition, Eastern Avenue (Final) Exp 03/08/2024**

A Myers/Wenger motion passed 5-0 to recommend approval for **Red Oak Estates, Lots 9-28, 63-79, 40-lot Subdivision, Scarlet Circle** with comment that ATMA agreement is received, the plan in State Plane 83S is received, and minor staff comments are addressed. Plan was stamped and signed.

A Smith/Myers motion passed 5-0 to recommend approval for **Grove U.S. Paint Building, Land Development, Buchanan Trail East** with comment that the plan in State Plane 83S be received. Plan was stamped and signed.

A Wenger/Slye motion passed 5-0 to recommend approval for **Chloe Court Partnership, 4-lot Subdivision, Hykes Road** with comment that minor staff comments are addressed. Plan was stamped and signed.

A Wenger/Myers motion passed 5-0 to recommend approval for **Evan & Kelsey Martin, Lot Addition, Clay Hill Road/Horst Road** with comment that the plan in State Plane 83S be received and minor staff comments are addressed. Plan was stamped and signed.

With no further items to be discussed, a Wenger/Smith motion passed 5-0 to adjourn the meeting at 8:35 pm.

The next regular Planning Commission meeting is scheduled for Monday, April 1, 2024.

Respectfully Submitted,

Crystal D Mummert  
Recording Secretary