

June 7, 2011 - ANTRIM TOWNSHIP BOARD OF SUPERVISORS

MINUTES OF THE ANTRIM TOWNSHIP BOARD OF SUPERVISORS

WORKSESSION MEETING

June 7, 2011 4:00 p.m.

The Antrim Township Board of Supervisors held a worksession meeting on Tuesday, June 7, 2011 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Sam Miller, Supervisors Fred Young III, Curtis Myers and Rick Baer; Brad Graham, Township Administrator and Mary Klein, Township Secretary. Supervisors Fred Young III and Curtis Myers arrived late to the meeting. Vice Chairman James Byers was absent from the meeting.

Visitors: Dennis Rife and Robert Wertime.

Chairman Miller called the worksession meeting to order at 4:01 p.m.

Chairman Miller called for public comment.

Robert Wertime addressed the Supervisors regarding two issues. The first issue he addressed is that he thinks we need to re-do the parking lines for cars in the Township building parking lot. The second issue he addressed is with the traffic lights on Buchanan Trail East near the Connector Road. He stated that traffic was backed up today to E.L.M. Garage and he wants to know if we have anyway of synchronizing the demand feed lights. Chairman Miller added that he has seen it where it has been backed up to Long Lane. Brad Graham, Township Administrator responded that he does not know if the lights are synchronized but the light Mr. Wertime is referring to is set to Penn-Dot specifications per our permit. Supervisor Baer added that he thinks the lights lose time and when there are power outages it can really mess them up. Mr. Wertime wanted to know what the Penn-Dot specifications are for the traffic light. Mr. Graham responded that he doesn't know what they are specifically but he will check with our traffic light maintenance company to see if they can check out the synchronization of the lights. Mr. Wertime asked if we use PA Percs for our traffic lights. Mr. Graham responded that we no longer use PA Percs and we switched to ITS Republic for traffic light maintenance.

Supervisor Young arrived at this time – 4:06 p.m.

Dennis Rife addressed the Supervisors regarding his property at Guitner and Stone Bridge Roads. He noted he is working on a plan to build a poultry building and he is working on the stormwater management that is 132 pages long. The system his engineer has recommended using for stormwater comes up to a cost of \$50,000.00 and will take 610 tons of stones. He thinks adding some stormwater ponds would be cheaper so he is asking for a waiver so he can modify his plan. Sylvia House, Zoning Officer responded to Mr. Rife and stated that his engineer prepares the plan and then Dewberry, the Township's engineer, reviews the plan for Chapter 126 to make sure it meets our Ordinances. Mr. Rife said he thinks that stormwater ponds are a good idea for the water that comes off the building. He also stated there is solid shale on the property surrounding the building that is good for draining. Mr. Rife thinks putting topsoil around the ponds would also help. He would like to put the ponds in this way without the stone. Mr. Rife stated he is spending \$500K for the building plus \$50K for stormwater and the water run-off from his property goes from his place to the creek at Stone Bridge and does not go onto any adjoining properties. Mrs. House responded that your engineer submitted an infiltration trench system so that's what was reviewed by Dewberry. She said he could change his plan but then he will

probably have to revise his NPDES permit with DEP. Mr. Rife stated he worked with Marty Curfman who said he could do stormwater management but he didn't have an engineer's stamp.

Supervisor Myers arrived at this time – 4:19 p.m.

Mr. Rife stated that if he can't get a waiver or modification then he won't build the building at all because he will be spending \$50K before he even breaks ground. Mrs. House stated that we previously gave Mr. Rife a modification to not require a land development plan but it was to replace a barn that had previously burned down. Chairman Miller asked if there was any legal way to let him build the barn and then do the stormwater later. Mrs. House didn't know if we could do that but she suggested maybe he could bond what he has proposed, the \$50K Infiltration System and then amend the plan to reflect a stormwater pond. The Supervisors asked Mr. Rife how long it would take to construct the building. Mr. Rife responded that his contractor, David H. Martin, has said it will take one week to do the excavation and about ten weeks to construct the building. The Supervisors asked Mr. Rife to check with Mary Ann Shaffer with the Franklin County Conservation District to see if she would be okay with him constructing the building first and then doing the stormwater improvements later. Mrs. House said she will also call Mrs. Shaffer to see if she would be okay with what Mr. Rife is proposing. The Supervisors asked Mr. Rife to bring the information back to the meeting next Tuesday night.

Sylvia House, Zoning Officer gave the Supervisors an update on the Comprehensive Plan at this time. Mrs. House noted that June 30th there is a committee meeting to determine when the public comment period and the subsequent public hearing will be held. Mrs. House stated that under the Land Use Section of the Comprehensive Plan, the main change was to replace the wording Conservation by Design with the wording conservation practices. Also the wording for Nutrient Trading was also changed since the Township has decided not to do anything with Nutrient Trading. She also noted that we will be cutting out the Zoning Districts that we won't have once the consolidation of Zoning Districts is done. Mrs. House also stated that the density in the Medium Density Residential Zoning District is increasing, the density for Community Commercial Zoning District will remain the same and the lot size and setbacks for the Highway Commercial Zoning District will be decreasing. She also noted that the Highway Commercial II & III, Light Industrial and the Professional Zoning Districts will be coming out of the Comprehensive Plan. She also noted that we will be tightening up on the setbacks. Mrs. House also reviewed the changes that were made with the Traffic Plan. The original plan called for a Connector Road from Rt. 11 to Williamsport Pike through the former Perini property and this was removed. Martin & Martin will change the map to show recent changes for the ATAPCO zoning change. Also, a new sewer service area map and the proposed zoning map will be put into the Comprehensive Plan.

Robert Wertime addressed the Supervisors and stated that nothing seems to come out of the fire department to get to Williamsport Pike and he thinks we will need an extra road to get to Williamsport Pike to take the place of Milnor Road. Brad Graham, Township Administrator responded that the Norfolk Southern site is dissected by Milnor Road, but that Milnor will be dead-ended on both sides. Mr. Wertime said they would probably have to do something to go over the area. Supervisor Young added that the fire department doesn't use Milnor Road now. Mr. Wertime also mentioned that at the Borough Council meeting last night they noted that the Professional Zone is being eliminated from the Township and there is limited space in the Borough for Professional. Mr. Wertime wanted to know what kind of time frame we were looking at to change the ordinances. Sylvia House, Zoning Officer responded that it will probably take at least a year or maybe a year and a half to make all the changes. She said we could consider the Professional zoning changes. Mr. Wertime also asked what type of conservation practices will be in the Comprehensive Plan. Mrs. House noted that it would be similar to Conservation by Design without the higher dues and higher maintenance costs of an HOA. Conservation practices will be worked into the Zoning regulations. Mrs. House asked the Supervisors

how they would like to receive copies of the Comprehensive Plan with the changes that were made. All of the Supervisors responded that they would like to receive an electronic copy and Mrs. House said she will forward copies on to them.

Brad Graham, Township Administrator addressed the Supervisors regarding the paving bids. Mr. Graham noted they are near completion but there are some other options out there that we could explore. He stated we could just bid the labor/equipment to install the asphalt and then purchase the asphalt through CoStars. Mr. Graham stated he tried to research this prior to tonight's meeting but he couldn't find anything on the CoStars website about it and he will have to call them for further information. He noted that Quincy Township has gone this route with their paving projects and they are happy with it. Mr. Graham stated that this will probably be for next year's paving bids because we won't have time to change it for this year. It was noted that if we stay under \$25K then we can prevent paying prevailing wage. The Supervisors also stated that we could provide our own flaggers or just close the road for a day.

Chairman Miller called for public comment.

Robert Wertime asked who he should give the Freedom for Information Act request that he completed. Mary Klein, Township Secretary responded that she could take his request.

The next item on the agenda was an Executive Session to discuss personnel. Brad Graham, Township Administrator announced that there would be no further decisions made after the Executive Session.

A Miller/Young motion passed 4-0 (Byers was absent) to adjourn into Executive Session at 5:12 p.m.

A Miller/Myers motion passed 4-0 (Byers was absent) to adjourn the Executive Session and resume the worksession meeting at 5:51 p.m.

A Miller/Myers motion passed 4-0 (Byers was absent) to adjourn the worksession meeting at 5:51 p.m.

Respectfully submitted,

Mary A. Klein

Secretary