

April 15, 2008 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS WORK-SESSION

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The Antrim Township Supervisors held a Work-session Meeting in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Curtis Myers, Vice-Chairman Fred Young, III, and Rick Baer, Also present were Zoning Officer Angela Garland, Assistant Zoning Officer/PWI Sylvia House, PWI Lynda Beckwith, and Manager Ben Thomas, Jr. Visitors who signed in are listed on a separate sheet.

Chairman Myers called the meeting to order at 5:10 P.M. The meeting was recorded by Manager Thomas. There were no public comments offered.

Chairman Myers called for Jim Maun, P.E., to make a presentation about a storm water device he proposes for 7856 Golf Vista Drive. Mr. Maun presented a plastic barrel created from 12 septic risers. It has an 18 sump area for leaves and soot. Mr. Maun estimates it should be cleaned out approximately once per year and should be placed on a stone base and in a rock garden so the overflow won't cause erosion. It has an overflow outlet on top equal in volume to the inlet and a capacity of approximately 55 gallons. Per Maun the purpose of the device is to improve water quality; not act as a storm water control. Myers asked if the Township would be required to inspect it. Zoning Officer Garland responded only if there was a complaint of a malfunction. Maun affirmed to Manager Thomas' question that the device meets DEP's best management practices. Asst. ZO House asked what Maun would do if he hit rock when digging to install the device. Maun replied it is shale ground on Golf Vista and he should be able to dig it out.

Zoning Officer Garland presented recommendations for the following ordinance changes:

- ◆ Less restrictive non-residential setbacks
- ◆ Updating requirements under conditional uses in the Agricultural District for telecommunications towers
- ◆ Changing Light Manufacturing requirements in the Highway Commercial District without certain performance standards currently required
- ◆ Certain uses in the Industrial District and relaxing performance standards for those uses allowed in the Industrial District
- ◆ Amending the Customary Home Occupation section of Township Ordinances and adding definitions for Home Occupations, Ground Signs and Ground Mounted Monument Style Signs
- ◆ Adding a parking space regulation chart to Chapter 150-69
- ◆ Adding a maximum size regulation to the Sign Regulations for non-residential building signs

Garland also recommended the following areas to be addressed:

- ◆ Allow more Agricultural based businesses to supplement farmer's incomes should they need to due to bad years, i.e. drought disease etc.; this would help protect farms in our area.

Visitor Bob Schemmerling mentioned the requirement to tear down an old house when building a new one that prevents some one from keeping an old farm house and fixing it up for agritourism. Manager Thomas recommended placing conditions in the ordinance for additional agri-businesses.

ZO Garland Continued:

◆ Change references of “Building Permits” in the Code to “Land Use Permits”

◆ Require a maximum width on driveways and entrances. This brought up additional discussion about maximum drive way widths not being regulated under current ordinances with feelings ranging from not imposing additional regulations to using Penn DOT regulations as a guideline. Safety is the foremost concern.

◆ Improved sign regulations

Manager Thomas suggested that the Board should review the documentation presented and be prepared to make recommendations at the next meeting.

Assistant Zoning Officer/ Public Works Inspector Sylvia House presented Ordinance issues identified over the years.

- Lack of definition for “In Law Suites”, they often become apartments in zoning areas where apartments are not a permitted use. Discussion ensued regarding whether stricter regulations would preclude someone from renting a room to a boarder or prevent someone from assisting their young married children who need a “stepping stone.” Myers suggested the litmus test should be that the utilities could not be separate.

AZO House continued:

- Church Steeples should be added to 150-66 (B), exempting them from height limits.
- Allow projections into front yards under 150-67(C).
- Remove mobile homes from 150-71, the section currently allows some one in a residential district to store a mobile home at their residence.
- Provide for Sales Trailers under 150-78 “Temporary Mobile Home Permit”, add the term “Granny Flat” instead of “Grandfather Clause” and add specific criteria for construction trailers in new developments.
- Remove Health Club regulations from 150-80 and reserve this section
- Remove Satellite Discs from 150-81 and reserve this section
- Reconcile the requirements under 122-11 (I) and 125-45 (N) 8 so they are worded the same for drive way surfacing requirements. Need to define “stabilized material.”
- Reconcile 65-6(E) and 150-111(E) so terminology and permit expiration time frames are the same. Since work must begin with in three months or a permit is expired; Myers was concerned about the applicant losing all fees, including tap fees. ZO Garland let him know that is an issue for the ATMA and allowing what would amount to prepaid taps, would prevent economic development and possibly cause the Department of Environmental Protection to require a plant upgrade before reaching actual capacity. Staff recommended allowing two extensions of the three month start time for just cause shown.
- Preliminary Plan review procedures and Final Plan Requirements under 125-19 and 125-20 have been addressed administratively but ordinance changes are needed to back up the administrative procedures.
- 125-45U requiring ◆◆ crown slope on roads may not be safe and ◆◆ is recommended since it is generally accepted and follows Penn DOT specification publications.
- Add apartment building criteria to the Conservation by Design Ordinances.
- Add definitions for barns and silos

- Proactively create criteria for slot machine and casino gambling zoning regulations before they come to our area rather than waiting and being reactive.
- Add additional approved uses for farms
- Change drive way setbacks; staff recommends 5' to match the minimum setback for accessory structures. Myers recommended wording to say "not less than 12 inches." However one concern is with only 12" there may be no room for infiltration of runoff from the driveway.

Zoning Officer Garland, Assistant Zoning Officer House and Public Works Inspector Lynda Beckwith were excused at 6:58 p.m. as there was no other ordinance review discussion.

Supervisors authorized the following management consulting interviews to be publicly conducted on Tuesday, April 22, 2008:

Delta Development Group @ 7:30 P.M.

Keystone Municipal Consulting @ 7:50 P.M.

Dhillon Management Services @ 8:10 P.M. (by telephone)

Larry Eberly asked the Supervisors to look at Township Ordinance Section 150.65 - Accessory Buildings in side yards. He felt they should be permitted and be a deed restriction and not an ordinance. Supervisors affirmed they would consider his request.

Supervisors also desired another ordinance review work-session should be scheduled and would look at another date at their April 22, 2008 Regular Meeting when all five Supervisors should be present.

The Work-session adjourned at 7:10 P.M.

Respectfully submitted,

By: _____

Lynda Beckwith, *PWI*

Ben Tomas, Jr., *Manager*