

# August 26, 2014 - Board of Supervisors Meeting Minutes

Minutes of the Antrim Township Supervisors  
Regular Meeting  
August 26, 2014 7:00 PM

The Antrim Township Board of Supervisors met Tuesday, August 26, 2014 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Pat Heraty, Chairman; John Alleman, Vice Chairman; and Rick Baer. Also attending were: John Lisko, Township Solicitor; Brad Graham, Administrator; Sylvia House, Code Enforcement/Zoning Officer; Mike Condo, Roadmaster/Park Director; Linus Fenicle, Antrim Township Municipal Authority Solicitor; Claudia Hissong, Student Representative; Jennifer Becknell, Secretary. *(Fred Young arrived late and James Byers absent.)*

Heraty called the meeting to order at 7:01 p.m. and reminded the audience that meetings are audio recorded and posted to the Township website.

Graham opened the meeting with prayer, followed by the Pledge of Allegiance to the Flag.

Heraty asked for Public Comment.

Connie Slye, 801 Zarger Road, came before the Supervisors to state her concern with the decision at the last Board of Supervisors meeting of their intent to propose the change in the zoning ordinance for the setback distance between agricultural and residential properties to be changed from 200 feet to 100 feet. Ms. Slye stated that the US Department of Agriculture and the state have stricter guidelines on these setbacks than those proposed by the Township and wonders how the farmer is to comply with this disparity in setback distances at the Township level when they are more lenient.

Clement Haldeman, 12392 Williamsport Pike, came before the Supervisors to state his concern with the proposed decision to move the current setback of 50 feet to 100 feet for agricultural structures. Mr. Haldeman stated that he believes this decision to increase the setback distance should be made with the consideration of a grandfather clause to allow for current facilities that are within this 100 feet already and wonders what the legal ramifications will be for the Township for this zoning change without such clause.

An Alleman/Baer motion passed 3-0 to approve the minutes of the August 12, 2014 Board of Supervisors Regular Meeting.

A Baer/Alleman motion passed 3-0 to approve the bills on the Treasurer's Report dated August 26, 2014.

A Baer/Alleman motion passed 3-0 to approve the modification request to Rodney Schaffer, Grant Shook Road, waiving the connection to Township sewer system as his home placement will be greatly over the distance required to connect. This motion is made pending the approval of the on-lot septic system. The Antrim Township Municipal Authority (ATMA) supported granting this waiver.

An Alleman/Baer motion passed 3-0 approving Resolution #266, which is for the Sewer Facility Planning Module (SFPM) for the Shanks Church Road sewer upgrade project to be sent to DEP (Department of Environmental Protection).

An Alleman/Baer motion passed 3-0 approving Resolution #267 which is for the Sewer Facility Planning Module (SFPM) for the lift station #13 upgrade project to be sent to DEP (Department of Environmental Protection).

The Supervisors decided to skip the next agenda item, which is the Shook Zoning Change Ordinance,

until Supervisor Young arrives to make the decision with 4 of the 5 members present, as Byers will not be in attendance for this meeting.

House began reviewing with the Supervisors the final items remaining on the Ordinance Review.

The Supervisors looked at the Zoning Map, as there was one small change to be made on the northern end of Molly Pitcher Hwy. A property owner requested that his property be zoned Industrial instead of Community Commercial (CC). The property will have split zoning as the property surrounds the Antrim Brethren in Christ Church and that portion will remain CC. House reported that the Official Map ordinance has been drafted, reviewed in the work sessions, and has not been changed since the last review. The Board viewed the printed map and had no further suggestions.

The Supervisors looked at the Zoning Chapter concerning the Ag setbacks. The Ordinance Review Committee (ORC), after spending many hours reviewing due to the request of the Supervisors, recommended the following language be added to Chapter 150 in the Supplementary Regulations Section: "A 100' setback shall apply to buildings that house more animals or is greater in size than the number listed in the chart". The chart identifies the type of animal, animals per building and square foot of building. House stated that state and federal regulations would always supersede the Township ordinance. It was determined that if a building is being used for storage, other than animals, the minimum area zoning regulations will apply. Existing structures housing animals that are less than 100' to a property line are grandfathered in. Also the ORC recommended adding the following sentence after the minimum area regulations for the A, R-1, R-2, and CC zoning districts: "New residential subdivisions and developments shall provide a setback of 100' along property lines adjacent to existing farms and farmland".

Young arrived at 7:35 p.m.

The Supervisors looked at the Land Development Chapter concerning the section about traffic counts and studies to determine when an intersection warrants concrete instead of asphalt. After some discussion the Supervisors decided that the trigger number for average daily trips would be 3,000 (i.e. if the trip count is over 3,000, then a concrete intersection is warranted). This trip count is mixed use (all vehicular traffic) and is intended for new construction only.

An Alleman/Baer motion passed 4-0 authorizing staff to advertise the public notice for the Ordinance Adoption Hearing date and hire a stenographer for the hearing. The Supervisors have now reviewed in their entirety the Official Map, the Land Development Chapter and the Zoning Chapter. Staff will proceed with sending copies of the Townships proposed ordinance to the local and county Planning Commissions and to the local municipalities in conjunction with setting the Ordinance Hearing date.

The Supervisors returned to the Shook Zoning Change Ordinance, which is requesting changing 71 acres from AR (agriculture/residential) to R-1 (low density residential).

Young stated that he has always been in favor of this zoning change to better utilize the Pump Station #25 for sewer service. Young does not feel this is setting precedence as most other portions of the Township that are being served with a pump station or sewer are zoned in this manner.

Baer stated that his issue with the zoning change would be with water availability in the future and has nothing to do with sewer. It was stated that the water availability would be the concern of the developer. Baer asked Mr. Shook, who was in attendance, if the ground in question was shale, what was the well depth of the ones on the property now and what was the quality of water.

Mr. Shook stated that the ground is shale and that it would never be top crop production land because it is shale. Mr. Shook said the average well depth is 110 feet and are receiving plenty of water for their demands. The quality of water is good if you stop before 150 feet, as then you run the risk of sulfur.

Alleman stated that he agreed with Young about the Pump Station #25 being under utilized, which is lost potential revenue for the Municipal Authority. Alleman continued to question on fire suppression and if Tom was open to methods of securing water for fire flows.

House reminded the Supervisors that they could not put conditions on a zoning change and should not base their decision on who the property owner is or what the property owner's reasoning is for the property.

A Young/Alleman motion passed 4-0 adopting Ordinance Number 336 changing the Zoning of Mr. Shooks property from AR to R-1 as requested. This ordinance changes the Zoning Map.

An Alleman/Baer motion passed 4-0 amending the Comprehensive Plan to align with the new ordinance change.

A Baer/Alleman motion passed 4-0 approving the full bond release for Food Lion Dispatch Center.

John Lisko called for an Executive Session to discuss potential litigation concerning the Sewer Disconnect Resolution, with a motion to most likely to be announced afterwards.

Condo informed the Supervisors that he did some calculations concerning the Agility Program with PennDOT as it relates to the Townships project of paving Murray Road. Mr. Condo stated that he likes the Agility Program and would consider using it sometime in the future, but does not feel it is a good fit for the Murray Road project as he earlier presented.

A Baer/Alleman motion passed 4-0 approving staff to advertise for bids for line painting.

An Alleman/Heraty motion passed 4-0 approving staff to obtain an architect service for design and specification of the storage building at the Township building.

A Heraty/Baer motion passed 4-0 authorizing staff to proceed with the Martins Mill Bridge renovation project by awarding the lowest responsible bidder, with the funding shortage of \$263,173.65 to be taken from the Landfill-Park reserve fund. Graham stated that in speaking with Supervisor Byers earlier concerning this issue, Byers stated he would be in agreement with utilizing reserves to make up the shortage between the grant money and the actual cost of the lowest bid received.

The Supervisors decided to pursue the date of September 25, 2014 for the Joint Meeting with Greencastle Antrim School District and the Borough of Greencastle. They acknowledged that all had previously agreed on the date of September 16, 2014 but this date no longer agreed with the other boards.

A Baer/Alleman motion passed 4-0 approving the two following items: 1) The use of Mason Road as a detour route for the annual Greencastle Exchange Club's Halloween Parade; 2) Workers Compensation coverage for Rescue Hose Co. No. 1 Fire Police during the UPS Freight Benefit Riders charity ride, should they choose to assist with this event.

A Baer/Young motion passed 4-0 authorizing staff to switch from Siemens as the Townships traffic signal maintenance company, to PA Percs and sign a one year agreement.

Claudia Hissong, Township Student Representative, reported that she is back after a good summer break to start her senior year and has decided to attend Kansas State University.

Alleman reported that the EMA (Emergency Management Agency) director is reporting that he is still not receiving the information he needs when events of larger size are being attended. Alleman suggested that the Township may need to implement an ordinance to assist in enforcing this compliance issue.

Heraty called for Public Comment.

Mr. Shook thanked the Supervisors for their support in passing the Zoning Change Ordinance.

An Alleman/Young motion passed 4-0 to adjourn the Regular meeting into an Executive Session at 8:30 p.m.

A Baer/Alleman motion passed 4-0 to adjourn the Executive Session, back into the Regular Session at 8:52 p.m.

Heraty announced that potential litigation was discussed.

A Young/Baer motion passed 4-0 approving the Sewer Service Termination Fee Schedule by Resolution #268, with Exhibit "A".

An Alleman/Young motion passed 4-0 to adjourn the Regular Meeting at 8:58 p.m.

Respectfully submitted,

Jennifer Becknell

Board of Supervisors Secretary