

November 10, 2014 - Board of Supervisors Minutes

Minutes of the Antrim Township Supervisors
Regular Meeting
November 10, 2014 7:00 PM

The Antrim Township Board of Supervisors met Monday, November 10, 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 James Byers. Also attending were: John Lisko, Township Solicitor; Brad Graham, Administrator; Sylvia House, Zoning/Code Enforcement Officer; Jennifer Becknell, Secretary. (*Fred Young arrived late and Rick Baer was absent.*)

Heraty called the meeting to order at 7:00 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 announced that due to the many changes that are to take place to the proposed zoning ordinance, another public hearing will take place on November 25, 2014.

Heraty asked for Public Comment.

Robert Schemmerling, 2909 Conococheague Ln., asked if he would be allowed to comment when Ms. House covers the proposed changes to the zoning ordinance, to which Heraty confirmed that he could comment at that time.

Audrey Tozer, Remax Realty-State Line, PA, asked if there could be more public hearings after the one set for November 25. Hearty and House both responded by stating that they are anticipating the next public hearing will be the final one needed.

Sandy Manahan, 15086 Greenmount Road, asked for confirmation on the next public hearing date and time, to which Heraty responded with November 25, 2014 at 7:00 p.m.

Robert Schemmerling asked that the Board consider not having the next public hearing on a holiday week, to which Heraty responded that public comments are not limited to the public hearing and the Township wishes to stay on the planned schedule.

Young arrived at 7:08 p.m.

A Young/Alleman motion passed 3-0-1 (*James Byers abstained as he was absent from last meeting*) to approve the minutes from the October 28, 2014 regular meeting.

An Alleman/Byers motion passed 4-0 to approve the bills on the Treasurer's Report dated November 10, 2014.

A Young/Alleman motion passed 4-0 approving the stormwater exemption request to Clara Danner. This standard exemption request is provided for in Chapter 126. The Township engineer, Dewberry, and the ATPC (Antrim Township Planning Commission) have reviewed and recommended granting this exemption.

A Byers/Alleman motion passed 4-0 approving the modification from Land Development and stormwater regulations to Food Lion Distribution Center. The sidewalk going from the employee parking lot to the distribution center is very long and they would like to cover it with a canopy. The sidewalk is existing impervious area that will be covered so no additional runoff will be created and the improvement is also within their site so there are no impacts to the surrounding area. The ATPC recommended granting this modification.

A Young/Byers motion passed 4-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for Hoffman Truck Drop.

An Alleman/Young motion passed 4-0 approving the 180 day plan extension to ACBP (Antrim Commons Business Park) lots 12, 13 and Ebberts Spring Court Phase I. ATPC recommended granting the extension.

A Byers/Alleman motion passed 4-0 approving the 180 day plan extension for Beck Manufacturing. ATPC recommended granting the extension.

A Young/Alleman motion passed 4-0 approving the 180 day plan extension for Darrel Deray Gible. ATPC recommended granting the extension.

An Alleman/Byers motion passed 4-0 approving the 180 day plan extension for Century Commercial Park. ATPC recommended granting the extension.

A Byers/Young motion passed 4-0 approving the 180 day plan extension for AJ Stove and Pellets, LLC. The ATPC recommended granting the extension.

A Young/Byers motion passed 4-0 authorizing staff to send the RFPW-NBD (Request from Planning Waiver-Non Building Declaration) to DEP (Department of Environmental Protection) for John and Debbie Hoffman.

A Young/Byers motion passed 4-0 authorizing staff to send an exemption mailer to DEP for Clara Danner. An exemption from sewer planning is reasonable for the new residential lots to be served by public sewer by the Antrim Township Municipal Authority (ATMA).

An Alleman/Byers motion passed 4-0 approving the release in full of the maintenance Letter of Credit for Paulmark Estates.

Concerning the Zoning Ordinance decision, Ms. House began reviewing with the Supervisors the various comments to be addressed by the Board from the public at the November 4 hearing and received to date. They are as follows:

- The Antrim Township Planning Commission submitted in writing a request that the Zoning Ordinance be adopted as is and this request was received before the benefit of hearing the November 4th testimony from the public, as they only meet once a month.
- No response received from Franklin County Planning Commission. After 45 days without any response the Township can proceed.
- Matthew Weeden on behalf of his father, Richard Weeden, asked that his property along Buchanan Trail West be removed from the Official Map due to religious reasons. It was determined that this property is not currently being used for a religious purpose or owned by a religious group. Therefore, the Township has the right to include this property on the Official Map. Staff recommends that this property be listed as a historical site as it is a landmark with notable historical value and a unique structure (barn).
- Tim Hykes requested that his property zoned “A” for agriculture, which constitutes the Ag island along Hykes Road, be changed to “I” for Industrial to be consistent with surrounding properties. Staff strongly recommends this change, as the Township never wanted the island of “A” to begin with but did so at the Hykes request.
- Tim Hykes also requested a strip of property from Milnor Road down the west side of Molly Pitcher Highway to Hykes Road be changed from Community Commercial to Highway Commercial. Staff does not recommend this change as Highway Commercial allows for light industrial uses and this could

potentially have light industrial across the street from a populated residential development.

- On the other side of Molly Pitcher, in this same area, there was a strip of property that was zoned Community Commercial before the Ordinance Review project began. It was changed to R1 on the proposed ordinance. Staff would like to see it remain Community Commercial as this would be the best fit for not creating any nonconforming uses, as there is an existing business in this area (Stitch’N Time) and the Cedarbrook Development had allowed for some community properties on their approved plan.
- The Manahans, who live along Greenmount Road requested their property to be zoned R-2 instead of Highway Commercial (HC). Staff does not have a problem with this request of R-2 zoning as their property backs up to Nottingham Meadows and this request is reasonable.
- There is a strip of land on Grant Shook Road, from Tom Shook’s property down to the Antrim Township Community Park, which is currently zoned as Agriculture. The property owner, Robert Schemmerling, would like this property changed to R-1. Staff recommends making this change to avoid creating further pockets of different zonings and keep things uniform in this area.
- House stated that many residents have argued both sides of the proposed 100 foot setback requirement for animal husbandry in the new zoning ordinance. House suggested that since some sort of regulation is needed and the fact that there are many plans waiting for the new zoning ordinance to be completed so they can move forward, the Board adopt it as written and the Township will monitor its effect.
- House further stated that for the same reason of many plans waiting for the passing of the new zoning ordinance in order to proceed, she asked the Board to stick with the rewrite schedule proposed. The two advertisements will be on November 14th and 17th. The Public Hearing on November 25 with the Board making their final adoption directly after the hearing.

Robert Schemmerling asked when the Zoning map will be ready to be reviewed with all the proposed changes. House stated that she would contact Mr. Schemmerling once she receives the map from the engineering firm, which will be before the hearing date.

Audrey Tozer asked that if the Board adopts the Ordinance immediately after the November 25 Public Hearing what is the next step. Solicitor Lisko stated that legally it takes five (5) days for the ordinance to take effect once adopted.

Tim Manahan inquired how often the Township updates the zoning map concerning property lines. House said the zoning map really isn’t updated in regards to property lines. The Township has a new GIS software system that will allow the Zoning office to upload new developments as they occur so to have a current electronic map. But the printed map, once adopted, will be the Zoning map for some time.

Direction was given to Ms. House to proceed with advertising for the public hearing scheduled for November 25, 2014 with the changes reviewed at this meeting.

Solicitor called for an Executive Session. Becknell confirmed that an Executive Session is also needed for a personnel matter which may have a decision to be announced afterwards.

Graham provided the Supervisors with a summary sheet which shows each fund at the Township. The summary sheet shows the total Revenue and total Expenses called for in each fund’s budget. The fund either shows a zero balance, a deficit (over budget) or surplus (under budget). Each fund’s reserve account balances (cash on hand at the bank) are shown above in each fund column. If the fund shows a deficit, the column for that fund also shows the difference coming from the reserves to balance, or in one case a transfer from another permissible fund to balance. This summary sheet was reviewed and discussed in depth with the Supervisors.

A Heraty/Young motion passed 4-0 to approve the Preliminary Budget for 2015 and authorize staff to advertise.

An Alleman/Heraty motion passed 4-0 authorizing the Township Administrator to write a support letter for Conococheague Institute as they are submitting an application to receive assistance through the county's Tourism and Quality of Life Enhancement Grant. The funds would be used to update an existing brochure entitled "Biking and Driving Tour of French & Indian War Sites in Southwest Franklin County, PA".

An Alleman/Young motion passed 4-0 approving the 2015 budget for Franklin County Area Tax Board.

A Young/Alleman motion passed 4-0 approving Jennifer Becknell as the Township's representative to the Franklin County Area Tax Board for 2015.

An Alleman/Young motion passed 4-0 approving the request for exoneration of Seated Land Taxes totaling \$3.30 from the Tax Claim Bureau.

Heraty called for Public Comment.

Robert Schemmerling inquired whether the sewer service area map would be included on the agenda for the November 25, 2014 meeting date. Heraty responded by stating it all depends on when the ATMA makes their recommendations to the Board of Supervisors and added that he knows they are diligently working on that service map. Schemmerling also commented that the Board should look at the dual walking paths shown on the proposed Official Map of Antrim Township as he feels some are in heavy traffic areas.

A Young/Alleman motion passed 4-0 to adjourn the Regular Meeting into Executive Session at 7:50 p.m.

Supervisor Byers had to leave during the Executive Session.

An Alleman/Young motion passed 3-0 to adjourn the Executive Session into Regular Meeting at 8:21 p.m.

Heraty announced that during Executive Session legal and personnel matters were discussed.

A Heraty/Young motion passed 3-0 to adopt the Premium Only Plan description and authorized the Chairman to sign the agreement, with no changes to the retiree section.

A Young/Alleman motion passed 3-0 to adjourn the Regular Meeting at 8:23 p.m.

Respectfully submitted,

Jennifer Becknell

Board of Supervisors Secretary