

November 10, 2015 - Antrim Township Board of Supervisors

Minutes of the Antrim Township Supervisors
Regular Meeting with Zoning Change and Ordinance Amendment Hearing
November 10, 2015 7:00 PM

The Antrim Township Board of Supervisors met Tuesday, November 10, 2015 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: John Alleman, Chairman; Rick Baer, Vice-Chairman; and Pat Heraty. Also attending was: John Lisko, Solicitor; Brad Graham, Administrator; Sylvia House, Zoning and Code Enforcement Officer; Jennifer Becknell, Secretary. (*Supervisors James Byers and Fred Young arrived late.*)

Alleman called the meeting to order at 7:00 p.m.

Alleman 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.

Alleman called for Public Comment. There were none.

Alleman recognized a visitor, Jason Reiber. Mr. Reiber introduced himself to the Supervisors and expressed his interest in serving on the Antrim Township Park Committee.

Young arrived at 7:04 PM.

A Heraty/Young motion passed 4-0 approving the minutes from the October 27, 2015 Regular meeting.

A Baer/Young motion passed 3-0-1 (*Heraty abstained as he was absent from this meeting*) approving the minutes from the November 3, 2015 Budget Work Session meeting.

A Heraty/Baer motion passed 4-0 approving payment of the bills on the Treasurer's reports dated November 10, 2015.

Byers arrived at 7:05 PM.

A Heraty/Baer motion passed 5-0 to recess the Regular Meeting at 7:05 PM.

Alleman called to order at 7:05 PM the Public Hearing for the purpose of a Zoning Change and Ordinance Amendment. Specifically, changing tax parcel number 01-0A23.-010.-000000 from

Community Commercial and Agriculture, to all Community Commercial. This ordinance further

Amends Chapter 150, entitled Zoning. Specifically, Chapter 150-4 entitled "Definitions" is changed by adding a second definition to the term "BASEMENT"; Chapter 150-58 entitled "Yard and lot regulations" by adding Buffer Zone and Screening requirements to the Community Commercial, Highway Commercial and Industrial zoning districts; and to 150-62 entitled "Customary Home Occupations" to provide for off site signage.

Alleman asked all present that if they wished to testify or offer comments concerning this hearing matter to stand and raise their right hand to be sworn in. After swearing in those who stood, Alleman stated that all testimony should be presented directly to the Supervisors and when recognized by the Board to please clearly state full name and address for the record.

Alleman called first the Zoning Officer. Ms. House stated that there are several sections to this ordinance, the first being the zoning change to Nelson Shank's property located at 1620 Buchanan Trail East. The request is to rezone this parcel, which is currently zoned Community Commercial and Agriculture, to all Community Commercial. House stated the following: this change is fitting for the

area; would allow Mr. Shank better use of his property; all neighboring property owners have been notified by letter; property has been posted; and has been advertised in accordance with the law.

House went on to explain the other minor changes as follows: [for Chapter 150-4], the definition used here for “Basement” was a requirement by FEMA and does not allow for everyday regulation application, hence a second definition will be added; [for Chapter 150-58], described when a buffer zone and screening shall be required; and for [Chapter 150-62] stated that the sentence “Off site signage is to be permitted in accordance with Chapter 150-64” will allow advertising for Customary home occupations and No-impact Home-based Businesses. House stated that all of these changes have been reviewed by the Antrim Township Planning Commission and they unanimously recommend adopting them as written.

Alleman called for Public Comment at this time.

A Supervisor asked how many acres is Nelson Shank’s property. Mr. Shank replied 67 acres.

Supervisors asked the Zoning Officer if anyone contacted the office about the rezoning. House replied that only one person called to ask what the change meant and that the permitted uses were explained with no further questions.

Ray Martin, of 12053 Gearhart Road, stated that he has a concern about Mr. Shank’s property becoming a mobile home park. House explained that this is a permitted use now and would still be a permitted use after the change, but did assure Mr. Martin that any mobile home park built now with current regulations in place would be held to stricter guidelines than in the past regarding how the mobile home park would be developed, with screenings and road design. There was some discussion on sewer availability for the Nelson Shank property.

Nelson Shank, 1620 Buchanan Trail East, stated that his intentions are to use the vacated buildings left once the pallet company moves out in the spring as a small warehousing facility. Mr. Shank stated that as long as he is the owner of this property there would never be a mobile home park.

Alleman called for further testimony. Hearing none, Alleman called for a motion to adjourn the Hearing.

A Young/Heraty motion passed 5-0 to adjourn the Hearing at 7:22 PM.

Alleman reconvened the Regular Meeting at 7:22 PM.

A Byers/Heraty motion passed 5-0 to except the recommendation of the Antrim Township Planning Commission to amend by Ordinance (# 345) the Zoning map with the change to all Community Commercial for the Nelson Shank property at 1620 Buchanan Trail East; and also the changes to Chapters 150-4, 150-58, and 150-62 as outlined in the ordinance.

A Byers/Young motion passed 5-0 approving the modification request from scale § 125-14 for the Timothy and Julie Davis subdivision located off of Wayburn Street. This lot addition is drawn to a 60’ scale instead of the required 50’ scale, but a legible detail box drawn to a 20’ scale shows all the detail of the plan. The Antrim Township Planning Commission recommended granting this modification.

A Baer/Heraty motion passed 5-0 granting a 180-day extension to Greens of Greencastle Phase VI, located off of Shannon Drive South to allow negotiations for a water agreement. The Antrim Township Planning Commission recommended granting this extension.

A Baer/Heraty motion passed 5-0 granting a 180-day extension to Century Commercial Park located off of Molly Pitcher Highway South to allow time to address comments. The Antrim Township Planning Commission recommended granting this extension.

A Baer/Young motion passed 5-0 granting a 90-day extension to State Line Dollar General located off

of Molly Pitcher Highway to allow time to address comments. The Antrim Township Planning Commission recommended granting this extension.

A Baer/Heraty motion passed 5-0 approving the final plan for Timothy and Julie Davis. This 2 lot addition plan on Wayburn Street is split between the Borough and the Township. The Antrim Township Planning Commission recommended approving this plan.

A Heraty/Baer motion passed 5-0 authorizing the following statement to be added to Dewberry's (Township engineering consultant) checklist they use to review plans as a policy clarification to the Code (§ 126-10): "Provide a detailed hydrogeologic investigation report to demonstrate suitability for recharge, including both potential for groundwater contamination and sinkhole formation. Groundwater recharge shall be provided to the maximum extent feasible. A waiver of the recharge requirement will not be granted unless it is determined that no BMP (Best Management Practice) to accomplish recharge is technically feasible."

Heraty stepped out of the meeting at 7:35 PM.

A Baer/Young motion passed 4-0 giving direction to staff to NOT oppose Variance 2015-01V for 9390 Antrim Church Road as the Variance Hearing is to be held Thursday, November 12, 2015. A variance is being requested before the Antrim Township Zoning Hearing Board to allow the 13' of road frontage instead of the required minimum 25' of road frontage for a panhandle lot.

A Baer/Young motion passed 4-0 authorizing the Chairman to sign the Snyder Road Abandonment Agreements with the Burkers and the Hafers. The ordinance has been filed for over 30 days with the Clerk of Courts office and the Township has not been notified of any complaints.

Heraty rejoined the meeting at 7:40 PM.

A Baer/Heraty motion passed 5-0 approving the Franklin County Area Tax Bureau's 2016 Budget.

A Young/Byers motion passed 5-0 naming Jennifer Becknell the 2016 representative to the Franklin County Area Tax Board and Bill Needy the alternate.

A Heraty/Baer motion passed 5-0 approving the 2016 Holiday Schedule.

A Heraty/Baer motion passed 5-0 approving the 2016 Meeting Dates and authorized staff to advertise.

A Heraty/Baer motion passed 5-0 approving the final Board of Supervisors meeting date for December 29, 2015 (Tuesday) at 11:00 AM, and authorized staff to advertise.

A Heraty/Baer motion passed 5-0 authorizing staff to advertise the Township's intent to appoint a CPA (Certified Public Accountant) at the organizational meeting in January 2016.

A Heraty/Young motion passed 5-0 authorizing staff to set the date for the Elected Auditors meeting and to advertise this meeting, which will be January 5, 2016.

A Heraty/Baer motion passed 5-0 approving an Eagle Scout Proclamation for James Keefer Marshall. It was decided that John Alleman would attend the Eagle ceremony and present the proclamation from the Township.

A Heraty/Baer motion passed 5-0 approving the 2016 Preliminary Budgets and authorized staff to advertise.

A Heraty/Baer motion passed 5-0 authorizing staff to advertise the auction of truck # 21, once repairs are completed.

Graham read a letter from the Borough of Greencastle congratulating the Township on the completion of the Martin's Mill Bridge renovation project, citing it was a noteworthy community initiative.

A Heraty/Baer motion passed 5-0 authorizing staff to proceed with the ordinance advertising in order to participate in the Intergovernmental Cooperation Agreement, as presented at the Franklin County Association of Township Officials Fall Convention by Sam Kressler of Southhampton Township.

It was decided that Mr. Graham would invite both students from Greencastle-Antrim High School that are interested in serving as Student Representatives to the Board of Supervisors to the next scheduled meeting for introductions, with the interview process afterwards or prior to the start of the meeting.

Byers congratulated Chad Murray and Fred Young on their election wins for the Board of Supervisors position.

Alleman called for Public Comment.

Robert Smith stated that the property of Lee and Linda Golden is deeded to show the access lane is 20' in width, not 13' as the surveyor reported.

A Heraty/Young motion passed 5-0 to adjourn the Regular Session at 7:51 PM.

Respectfully submitted,

Jennifer Becknell

Board of Supervisors Secretary