

Minutes of the Antrim Township Supervisors  
Regular Meeting with Zoning Hearing

October 23, 2018

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, October 23, 2018 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Chad Murray, Chairman; Pat Heraty, Vice Chairman; Fred Young; Rick Baer and John Alleman. Also attending was: John Lisko, Solicitor; Brad Graham, Administrator; Sylvia House, Zoning/Code Enforcement Officer; Rodney Eberly, Roadmaster/Parks Director; Jordan Manahan, Student Representative; and Jennifer Becknell, Secretary.

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

Murray reminded the audience that meetings are audio recorded.

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

A Heraty/Alleman motion passed 5-0 approving the minutes from the September 13, 2018 Joint Meeting with Borough of Greencastle and Greencastle-Antrim School District.

A Baer/Young motion passed 5-0 approving the minutes of the October 9, 2018 Regular Meeting.

An Alleman/Baer motion passed 5-0 approving payment of the bills on the Treasurer's reports dated October 23, 2018.

Murray called for Public Comment.

Cindi Reeder, 619 Hykes Road, thanked the Supervisors for placing a speed indicator sign at the Williamsport Pike end of Hykes Road, stating it was a big deterrent for speeders. Reeder requested a second one be put back in place at the Route 11 end of Hykes Road in the future. Reeder also stated that the mowing of the field at the corner of Hykes Road and Sherwood has gotten sloppy this year. The Administrator stated that this issue has already been addressed with the Utilities Director. Reeder asked if there were any regulations concerning trees and tree litter, citing excessive pine needles building up on her property from trees on a neighboring property. The Zoning Officer stated the only regulations would be applied if there were impeding sight distance for driveways, along roadways or at intersections.

Rick Reeder, 619 Hykes Road, also inquired of the Roadmaster of when he would be out to take a look at the blacktop, referring back to the April 24 meeting where he informed the Township that water flow from the paving of Hykes road is causing large amounts of water to flow unto his property during rain and snow melt events. The Roadmaster stated he has not forgotten and would be out to review the situation.

Barb Swisher, 500 Hykes Road, stated you cannot turn left unto Route 11 from Hykes Road without great difficulty because the grass is so tall there, making it hard to see traffic coming. The Administrator stated that is a PennDOT responsibility and he has called that location in before. Swisher also reported that her yard floods something terrible when it rains as well.

A Young/Heraty motion passed 5-0 to recess the Regular meeting, into the Zoning Hearing, at 7:11 p.m.

Murray called the Zoning Hearing to order, at 7:12 p.m., for the purpose of hearing public comments on the amendment of Chapter 150 entitled Zoning, specifically Section 6 entitled Zoning Map.

Murray stated that all persons present that wish to testify or offer comments concerning the matter before the Board of Supervisors to please stand and raise their right hand to be sworn in.

After all those standing were sworn in, Murray instructed that all testimony should be presented directly to the Board of Supervisor and to clearly state their full name and address for the record.

Murray first called on the Zoning Officer for testimony.

House, stated the following: the ordinance was prepared and advertised in accordance with the law; all surrounding property owners received public notice; the property was staked as required. House said there are multiple sections of the Township where zoning would be changing and outlined them as follows:

- property along Angle Road would be going to Low Density Residential, from Agricultural
- portion of the land behind Martin's Farm Trucks on Route 11 would be going to Highway Commercial, from Low Density Residential
- through lots along Bemisderfer Road and Grindstone Hill Road from Buchanan Trail East down to just before Frederick Drive will change from Highway Commercial to Community Commercial. The lots around Frederick Drive will remain Highway Commercial.
- a small strip of residential properties along Bemisderfer Road would be going to R2, from Highway Commercial, as requested by residents

House stated that the Planning Commission has reviewed the Zoning changes and made the recommendation that they be accepted as proposed with one exception. The Planning Commission opposed the residential properties along Bemisderfer Road going from Highway Commercial to R2, but rather they go to Community Commercial instead.

House stated that the Zoning Ordinance changes were advertised as the residential properties along Bemisderfer Road going from Highway Commercial to R2, as that was the desire of the residents and direction was given by the Board of Supervisors to do so. House stated that if the Board of Supervisors accepted the Planning Commission's recommendation for the residential properties along Bemisderfer Road to be zoned Community Commercial, the Zoning Ordinance change process would need to start over with new letters, postings and advertising.

Murray called for testimony from the audience.

Marcia Bingaman, representing her mother Janet Bemisderfer, 11643 Bemisderfer Road, stated that her mother has four acres of land along Grindstone Hill Road, behind the Sheetz store. Bingaman said she believes by this property going to Community Commercial it would give them the best chance to sell the property.

Heraty requested the zoning map be projected onto the white board so everyone at the hearing could have a visual aid while discussing.

Virginia Bemisderfer Lawson, 11650 Bemisderfer Road, stated she grew up in this area and knows the wishes of her father was to see his land developed for residential purposes. She further stated that she had real concerns when researching what were allowable uses in Highway Commercial and supports the zoning change to R2 (Medium Density Residential) for the properties on Bemisderfer Road.

House used the zoning map displayed on the white board to point out the affected areas of change.

Fred Frederick, 11455 Bemisderfer Road, stated that everyone present was in full support of both changes, the Highway Commercial area along Grindstone Hill Road being zoned to Community Commercial which allows for residential, and for the small strip of residential lots along Bemisderfer Road to be zoned to R2.

Kathryn Gratton, 11517 Bemisderfer Road, stated she and her family are in support of the zoning changes as advertised.

John Lisko recapped by stating that there were four testimonies in support of the changes and no opposed.

A Young/Baer motion passed 5-0 adjourning the Zoning Hearing, back into Regular meeting at 7:27 p.m.

A Baer/Alleman motion passed 5-0 to accept the ordinance changes as advertised.

Murray asked the audience that before they leave to be sure to sign the attendance sheet in the lobby to ensure the proper spelling of names and addresses for the record.

An Alleman/Heraty motion passed 5-0 approving the modification request from § 125-17(A)(2), street widths, for Antrim Township's property along Route 11. The modification will allow for a 50' right of way with a 28' cartway without curbs, whereas the ordinance calls for an 80' right of way with a 28' cartway. The Supervisors also requested a note be entered on the plan for the requirement of "No Parking" signs to be placed on this road. This item did not go to the Planning Commission due to time restraints.

Lisko stated that to legally enforce a "No Parking" sign, there would need to be a traffic study to say a "No Parking" sign is required.

A Baer/Heraty motion passed 5-0 approving the modification request for 15414 Ridge Road, which allows the well to be placed 24" from the property line. This item did not go to the Planning Commission as the closing on this property was being held up by the bank until documentation from the Township concerning this matter was received.

Young stepped out of the meeting at 7:40 p.m. and returned to the meeting at 7:43 p.m.

A Heraty/Alleman motion passed 4-0-1 (*Young abstained*) accepting the Conceptual Plans for Greens of Greencastle Phase 6, 7, 8, 9 and 10. These plans are not signed or recorded, just accepted in accordance with Conservation by Design regulations on how they wish to proceed.

An Alleman/Heraty motion passed 5-0 conditionally approving the final subdivision plan for Roy and Mary Jane Diller, Grindstone Hill Road, pending the signatures of both ATMA (Antrim Township

Municipal Authority) and GAFCWA (Greencastle Area Franklin County Water Authority), and receipt of plans to State Plane 83 South.

The Roadmaster/Park Director updated the Supervisors by reviewing the bullet points on his report to the Supervisors, adding that the Craig Road project is 99% complete and the Road Closed signs should be taken down by Friday. Weather has finally permitted the road crew to begin crack sealing on various Township roads. Eberly reviewed with the Supervisors the estimated delivery dates for replacement trucks for unit #2 and unit #18. Eberly also informed the Supervisors that the Township will be participating in the Community Service Day with the kindergarten classes on Tuesday, October 30, from 9:00 a.m. to 11 a.m., along with the police and fire departments.

A Heraty/Baer motion passed 5-0 authorizing the Administrator to sign the new copier lease agreement.

A Heraty/Young motion passed 5-0 approving Workers' Compensation coverage for Rescue Hose Fire Police for the Antrim BIC Cradle to the Cross event, should they choose to participate.

Jordan Manahan, Student Representative, announced that the Volleyball and Cross-Country teams have districts on October 27, the Race for Education reached their fundraising goal and that the residents would have a chance to learn about potential school start time changes on October 29, at 7:00 p.m., in the high school auditorium.

Murray commented that he feels it is a waste of time to approve Conceptual Plans.

Heraty called for Public Comment.

Robert Smith, 7498 Angle Road, commented that the agenda item added by the Zoning Officer concerning the 15414 Ridge Road well placement within 24" of the property line would be a moot point because if it is a properly constructed well at 300+ feet deep, no contamination would reach the well water and was glad to see the Supervisors approved the modification. Also, Smith commented that he agrees with the "No Parking" signs being placed on the roads being developed on the Antrim Township's Route 11 property, as parked cars or trucks would take up too much room of the 28' cartway.

A Baer/Heraty motion passed 5-0 to adjourn the Regular Session at 8:00 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary