

February 3, 2009 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS

WORKSESSION MEETING

February 3, 2009 7:00 p.m.

The Antrim Township Board of Supervisors held a worksession meeting on Tuesday, February 3, 2009 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Curtis Myers, Vice Chairman Fred Young III, Sam Miller, Rick Baer, James Byers, Sylvia House, Zoning Officer and Lynda Beckwith, Assistant Zoning Officer.

Visitors: See attached sign-in sheet.

Chairman Myers called the work session meeting to order at 7:02 p.m. Chairman Myers called for Public Comment, there was none.

Sylvia House, Zoning Officer addressed the Supervisors regarding a list of goals to be accomplished and hurdles to overcome by the township in addressing the current Conservation by Design ordinances. Some of the goals are to allow for mixed residential uses, add a list of acceptable commercial uses, allow for the Transfer of Development Rights, possibly make Conservation by Design a conditional use, preserve natural resources, do not require an HOA, allow for creativity in the designs by being more flexible with Chapter 125 Design Standards. Some of the hurdles that need to be addressed are the central commons or parks do not work because they require an HOA for maintenance, it is hard to follow, it is costly to design a Conservation by Design Development and it does not allow for apartment complexes. The need for a conservation ordinance was acknowledged even if C by D is revoked.

Stonebridge Farms, a Conservation by Design development on Stonebridge Road and Enoch Brown Road, was discussed because they made an attractive development by placing conservation easements over the areas to be preserved and letting it up to the property owner to maintain their own respective area. Many tree's will be planted in the easement areas and one particular lot will function as a small farmette. Lee Royer stated all the "steps" in C by D make it very costly to the developer which will make for an expensive development. He would like to see the steps go away.

Engineers, builders and surveyors who attended the meeting, stated that they felt Planned Residential Development zoning would work better than Conservation by Design. They felt it would be more cost-effective in the A & AR zones. Conservation by Design was originally intended to save woodlands and farmlands. They also talked about Franklin County Soil Conservation because in developing they have to offset the infiltration by planting trees. There was suggestion that Planned Residential Development zoning is voluntary and Conservation by Design has to be mandatory for it to work. They suggested re-writing the subdivision and zoning ordinances and reading our Comprehensive Plan draft before moving forward with any other changes.

Lynda Beckwith, Assistant Zoning Officer, stated that Conservation by Design was implemented to preserve farmland, steep slopes, wetlands and to reduce infrastructure.

Chairman Myers stated that the township needs to look at the zoning. We have at least 10 different zones for Agricultural and Residential. We should look at having just an Agricultural, Residential (High and Low Density), Commercial and Industrial zone.

Sylvia House, Zoning Officer stated that there needs to be more room for flexibility. It depends on the market the developer plans on targeting.

Lynda Beckwith, Assistant Zoning Officer, stated that we should give incentives to builders/developers

to protect trees because they help the atmosphere.

Dan Hockman, a township resident who attended the meeting, addressed the supervisors regarding the Growing Greener Handbook. He stated that it contains a map of potential conservation lines. He has read the Conservation by Design manual and it designates areas of wetlands, etc. so developers know it is already earmarked. They can plan for this before the land is developed. He also mentioned the Natural Land Trust and the fact that it requires a continuous green area. Hockman also noted that Planned Residential Developments need sewer and that they should be combined with Conservation by Design. We should not throw it out altogether.

Discussion continued about the benefits and problems with the Conservation by Design ordinances. There was a discussion about By-Right ordinances. It was mentioned about providing a variety of housing options for residents.

Sylvia House, Zoning Officer and Lynda Beckwith, Assistant Zoning Officer stated they are looking for direction from the Supervisors on how to proceed. They want to know if we should get rid of Conservation by Design altogether and go back to By-Right ordinances or amend the current Conservation by Design ordinances.

Chairman Myers mentioned that he would like to work with Martin & Martin to develop a plan for each zoning area.

Supervisor Byers stated that he would like a work session with the Planning Commission to discuss our options.

Sylvia House, Zoning Officer stated that by the next work session; she will look into conservation practices, work on re-zoning and invite the Planning Commission to the next work session.

Other ordinances were on the agenda for tonight's work session but Chairman Myers decided that these would be discussed at the next work session.

Resolution #114: A Young/Byers motion passed with unanimous vote to approve Boyer & Ritter as the new township and Municipal Authority auditors for 2009.

Resolution #115: A Miller/Baer motion passed with unanimous vote to approve the payment of bills for the printing and mailing of the township newsletter.

Resolution #116: A Myers/Baer motion passed with unanimous vote to adjourn the work session meeting at 9:12 p.m.

Respectfully Submitted,

Mary A. Klein

Secretary/Treasurer