

Minutes of the Antrim Township Supervisors  
Regular Meeting with Public Hearing

July 11, 2023

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, July 11, 2023, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following board members were present: Chad Murray, Chairman; Fred Young, Vice Chairman; Rick Baer, Pat Heraty and John Alleman. The following were also in attendance: Sylvia House, Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer.

Murray called the meeting to order at 7:02 p.m.

Murray announced that the meetings are recorded and will be available on the Township website.

Baer offered a word of prayer, followed by the Pledge of Allegiance to the Flag.

Murray announced that the Township Solicitor is not present at the meeting but can be reached by phone if necessary during the course of the meeting.

Murray called for Public Comment.

Robert Smith, 7498 Angle Road, asked for the start date of the new Administrator. It was shared that the anticipated start date will be July 24, 2023.

A Heraty/Alleman motion passed 5-0 approving the minutes from the June 27, 2023, Regular Meeting.

An Alleman/Baer motion passed 5-0 approving the payment of the bills on the Treasurer's reports dated July 11, 2023.

A Heraty/Young motion passed 5-0 recessing the Regular Meeting at 7:05 pm, for the Public Hearing.

Chairman Murray called to order the Tuesday, July 11, 2023, Public Hearing at 7:05 pm for the purpose of hearing public comment on the amendment of Chapter 150-6 entitled Zoning map, to amend the zoning of approximately 5.2 acres comprising of lots C1 and C2 of the Cedarbrook Subdivision, having a parcel number of 01-0A32.-034A-000000, be changed from Low-Density Residential (R-1), Community Commercial (CC), and Highway Commercial (HC) to entirely Community Commercial (CC). The lots are located on the East side of Route 11 and on the North and South sides of Hykes Road East. The address of the property is 53 Hykes Road East, Greencastle, (Antrim Township), Pennsylvania and the owner of the property is Springfield Contractors, Inc.

Murray asked all persons who wished to testify or offer comments during this public hearing to stand, and raise their right hand to be sworn in. All interested parties were sworn in and were directed to offer comments directly to the Board, and to state their name and address for the record when called upon.

Murray called for testimony from the Zoning Officer.

The Zoning Officer stated the following: The Ordinance was advertised in accordance with the law, the property was posted and public notice was mailed to the surrounding property owners. The Antrim Township Planning Commission and the Franklin County Planning Commission both recommend passing the ordinance to change the zoning of the two lots to Community Commercial. The requested change is consistent with the Comprehensive Plan adopted February 14, 2012. When considering the change, the Board of Supervisors should make their decision based on all the permitted uses of the Community Commercial Zoning District and not just those proposed. The ordinance to change the zoning to CC from HC is in the best interest of the Cedarbrook Development. Permitted uses in the CC Zoning District are comprised of all dwelling types, light commercial uses, retail businesses, service-oriented business and other uses that support residential uses. Further, there are buffer zones in HC that would make the property undevelopable due to its size and location to residential zoning. HC is intended to promote light manufacturing and uses supported by highway traffic which is less desirable in a community such as Cedarbrook.

Murray then called on testimony from the Applicant.

Paul Gunder, real estate agent, 1814 E. Main Street-Waynesboro, stated that he is working for Springfield Contractors. Gunder stated that there is a gas line running through the properties that acts like a natural buffer and stated that he feels the changing of the zoning to all Community Commercial is a better fit for Cedarbrook and makes sense.

Mark Semler, 175 Hykes Road East, stated he owns and runs a business, AMS Services and Design, out of his home in Cedarbrook and is looking to purchase one of the parcels being discussed for rezoning tonight. The move would allow him to get his business and work vehicles out of the subdivision and use the existing house on the parcel in question as a business location. Semler stated he is a long-time resident of Greencastle (28 years) and will keep the integrity of the property and its surroundings. Semler provided several letters of support from residents in Cedarbrook to the Board of Supervisors.

Bob Coladonato, 184 Rocky Fountain Drive, stated that he understands that Mr. Semler has outgrown his current location, but stated he is not in favor of the rezoning for the fact that it could increase traffic to an already congested intersection (Hykes Road and Route 11) at the entrance to Cedarbrook. Coladonato stated he would rather see the entire properties go to R-1 zoning and not Community Commercial. Coladonato further stated that he has a problem with the application stating that the rezoning to Community Commercial will make the properties viable and said the properties are fine as they are zoned now.

Gunder had a rebuttal, stating that changing the property from Highway Commercial to Community Commercial reduces the list of undesirable uses for the properties.

Leslie Beaver, 374 Hykes Road East, stated that she is totally convinced that Mr. Semler would have an attractive property, but is concerned with increased traffic and believes the R-1 section should remain R-1. Beaver also has concerns for what will happen to the property in the future, beyond the ownership of Semler.

Semler stated that the front half of the property that he is looking to purchase is already Community Commercial. Semler said we cannot control the future but can control the now and this change is reducing the types of businesses that can potentially build on these properties.

Amy Semler, 175 Hykes Road East, pointed out that there is a 50-foot easement across the property that will greatly reduce where building can occur.

Beaver stated that she will miss the community activities that take place on the property, such as kids playing, walking and fireworks.

Chairman Murray stated that this is private property and none of these community activities should be taking place on either of these two properties.

Julie Vaughn, 15082 Cedarbrook Drive, stated that she is concerned with light pollution and traffic control, as the entrance to Cedarbrook is already too congested with traffic.

Supervisor Young stated that the Township residents should see a decrease in truck traffic on Rt. 11 once the reconstruction of Greenmount Road is completed.

Coladonato stated that he believes a road can be placed over the easement on the properties.

Wendy Estep, 15620 Wedgewood Drive, reiterated that the entrance to Cedarbrook is a dangerous area to enter and exit. Estep said she would hate to see anything done that would contribute to the traffic increasing there.

Melissa Mumme, 14815 Cedarbrook Drive, asked what they intend to do with the house on the property; and asked if this change is all or nothing, or if there could be mixed zoning. The response back to her was that the home is to be the new location for the Semler family business, called AMS and the decision to be considered tonight is to do away with the current mixed zoning and approve Community Commercial for all properties, therefore an "all or nothing" situation. Mumme also asked if this decision would affect paving of roads, and she was informed that this decision had no bearing on road maintenance.

Supervisor Young stated that he isn't fond of home based business in subdivisions as they can cause nuisances for the surrounding neighbors and is glad to see that the Semler family has found a better location for their business.

Robert Smith, 7498 Angle Road, commented that there is no guarantee for the future but feels the zoning change is for the betterment of the Cedarbrook subdivision.

Travis Kershner, 15082 Cedarbrook Drive, stated the property has access to Hykes Road East but wondered if it could ever access directly to Route 11. The response was that it is unlikely given the fact that Route 11 is a PennDOT road and they do not like multiple accesses, especially when there is an access already established.

Supervisor Baer stated that in his quick Google search he noticed the property has a sizeable drainage easement that will greatly impact the use of the property for further construction of buildings.

Julie Vaughn inquired if the drainage easement on the property would affect the access points to the property. The Zoning Officer said that it would be reviewed on a case-by-case basis once a Land Development plan is submitted by whoever buys the property.

Mr. Semler said that anyone could purchase the property as it is, subdivide it, and apply to PennDOT for access to Route 11 while keeping the existing access. That would be another headache for residents of Cedarbrook.

Coladonato said PennDOT could very easily grant access to Route 11 from these properties.

Rod Krebes, President of Springfield Contractors, after giving some historical background, stated that he was willing to downgrade (less uses available to a buyer) the C-2 property to Community Commercial (from Highway Commercial) in order to get a small upgrade on the section of the C-1 property that is R-1 (Residential), making all the properties viable, which is good for the whole community.

A Young/Heraty motion passed 5-0 to adjourn the Public Hearing at 8:29 pm.

Murray reconvened the Regular Meeting at 8:29 pm.

Corporal Killian, Pennsylvania State Police, introduced himself and stated that if anyone has concerns for the State Police to please contact the Chambersburg barracks.

Murray called for a short recess at 8:35 pm to allow for a restroom break and to allow the Zoning Officer to call the Township Solicitor to confirm that a vote on the Public Hearing issue (rezoning) must take place at tonight's meeting.

Murray called the Regular Meeting back to order at 8:52 pm.

A Heraty/Young motion passed 5-0 granting, with condition, the modification request from §125-17(E)(3)(a), Shared Use Trail, allowing the postponement of construction of the Shared Use Trail across the front of the property known as 738 Hykes Road until such time that trails are constructed on an adjoining property. The Antrim Township Planning Commission recommended this postponement, with a note placed on the plan stating such.

A Heraty/Baer motion passed 5-0 granting the modification request from §125 and §126 for two (2) 24'x50' receiving offices, which are detached buildings over existing impervious area, for 200 Commerce Avenue (Food Lion). These receiving offices will be located at their East and West bays. No additional stormwater runoff will be generated. The Antrim Township Planning Commission recommended granting the modification.

A Heraty/Young motion passed 5-0 granting a 180-day extension for Keystone Crossing, I-81/South Young Road. The Antrim Township Planning Commission recommended granting this extension.

A Young/Alleman motion passed 5-0 approving the final plan for the Antrim Township Molly Pitcher Highway property, 4-lot subdivision, Conrad Court.

A Heraty/Young motion passed 5-0 approving the final plan for Irvin & Charlotte Martin and Laban & Loretta Garber, lot addition, Antrim Church Road.

A Young/Heraty motion passed 5-0 granting the reduction of the financial security (Letter of Credit) being held for All Boxed Up in the amount of \$908,980.60, leaving a balance of \$357,056.70 on the Letter of Credit for the remaining work to be completed. The Township engineer firm, Dewberry, has inspected the site and confirmed the reduction request is sufficient noting that the grades can't be confirmed until as-built drawings are submitted.

An Alleman/Young motion passed 5-0 granting the full release of the Letter of Credit being held for Rolling Hills Phase 5 for sewer maintenance security. The Antrim Township Utilities Director confirmed that the sewer lines are acceptable, and no damage has occurred within the 18-month period following dedication.

Murray called for Public Comment.

Jacob Semler, son of Mark and Amy Semler, stated that he is attending college and plans to run his family's business.

An Alleman/Young motion passed 4-1 (*Murray opposed*) Ordinance 365 amending Chapter 150-6, entitled Zoning Map, changing the mixed zoning of approximately 5.2 acres comprising the lots C1 and C2 of the Cedarbrook Subdivision, having a parcel number of 01-0A32.-034A-000000, to all Community Commercial.

A Baer/Young motion passed 5-0 to adjourn the Regular Meeting at 9:12 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary