

Minutes of the Antrim Township Supervisors  
Regular Meeting  
with Zoning Change Hearing

August 22, 2023

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, August 22, 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: John Lisko, Solicitor; Chris Ardinger, Township Administrator; Amber King-Reasner, Assistant Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer.

Murray called the meeting to order at 7:08 p.m.

Murray announced that just prior to tonight's meeting the full board had an Executive Session, which started at 6:00 p.m. and was for the purpose of discussing a legal matter.

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

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

Murray called for Public Comment.

Bill Blair, McDowell Road, representing Antrim Citizens for Safe Water, announced they will be hosting a community meeting on October 17, 2023, at 6:30 p.m. at the Shady Grove Community Center. Mr. Blair also encouraged everyone to check out their website ([antrimsafewater.org](http://antrimsafewater.org)) for more information. Mr. Blair also shared that State Representative Paul Friel has been working hard in his area to push education on FPR (Food Processing Residual) and that the East Coventry Advocates will be introducing an ordinance proposal to cover FPR for East Coventry Township.

Robert Smith, Angle Road, stated that he has noticed that on Route 11 South the electric polls have been relocated and trees have been cut. Mr. Smith inquired why the changes. The Assistant Zoning Officer responded that a turn lane and traffic light is planned for this area of Molly Pitcher Hwy.

Dennis Carbaugh, Crestview Drive, stated that there needs to be more clarification to how the 50-foot setback is determined for the Molly Pitcher Highway properties. He asked if it is 50-feet from the edge of road or the center line of Molly Pitcher Highway. Mr. Carbaugh also stated that he would like to see the Township send letters out to the potentially affected property owners when changes of this nature are taking place, adding that the small advertisement in the paper is not sufficient.

A Baer/Heraty motion passed 5-0 to approve the minutes from the August 8, 2023, Regular meeting.

An Alleman/Heraty motion passed 5-0 approving the payment of the bills on the Treasurer's Reports dated August 22, 2023.

At the request of Board of Supervisors (BOS) Chairman, Murray, a Young/Baer motion passed 5-0 recessing the Regular Meeting and opening the Public Hearing at 7:19 p.m.

Murray, BOS Chairman, called the August 22, 2023, Public Hearing to order at 7:19 p.m., for the purpose of hearing public comment on the amendment of Chapter 150 entitled “Zoning” which, if approved, will remove the definition mini warehouse/self-storage, and add a definition for Self-Service Storage Facility and a combined definition for Wholesale, Warehouse, Fulfillment and Distribution Facilities. The amendment will remove warehousing, distribution centers, and wholesale business facilities from Highway Commercial as a permitted use. Lastly, the amendment, if approved, will add a required 50-foot setback along Route 16, Route 11 and I-81.

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 of Supervisors and when recognized instructed them to please state their full name and address for the record.

Murray called first for the testimony from the Assistant Zoning Officer.

The Assistant Zoning Officer read in to record the following testimony. The legal advertisement ran on 08/7/2023 and again on 08/14/2023 in accordance with the law. The proposed ordinance was sent to the Franklin County Planning Commission, and we received an email indicating they have reviewed the ordinance and did not have any comments to provide. The Antrim Township Planning Commission discussed the proposed ordinance at their regular meeting on August 7, 2023. The Antrim Township Planning Commission is in favor of the changes proposed in the ordinance. A letter was provided by the Planning Commission’s Solicitor giving their recommendation of approval and they believe the proposed ordinance is in accordance with the objectives of the previously adopted Comprehensive Plan.

The Assistant Zoning Officer continued with the following detailed change breakdown:

**Section 1** is amending the Zoning Chapter 150-4 titled “Definitions” by removing the definition “Mini-Warehousing/self-storage”. The new definitions “Self-Service Storage Facility” and “Wholesale, Warehouse, Fulfillment, and Distribution Facilities” will be added as shown in the proposed ordinance.

**Section 2** is amending the Zoning Chapter 150-22(A)(21), Chapter 150-26(A)(7), and Chapter 150-30(A)(9) by deleting the term Mini-Warehousing/Self-storage and replacing it with “Self-Service Storage Facility” as shown in the proposed ordinance.

**Section 3** is amending Chapter 150-26(B) entitled Permitted Uses with greater minimum area regulations by deleting subsection 18 Warehousing and Distribution Center and subsection 19 Wholesale business facility. HC was intended to provide services that would attract consumers such as Churches, professional offices, service providers, hotels, health clubs, shopping centers, and light manufacturing.

**Section 4** is amending Chapter 150-58 entitled “Yard and Lot Regulations” by adding a required 50’ setback when yards are abutting Route 16, Route 11, and/or Interstate 81. This amendment is to allow for widening of these roads, if necessary, in the future.

The Assistant Zoning Officer continued: We have received feedback about the ordinance from two developers. The developers are concerned about how this will affect their property layout and use for future development. After much discussion on the changes proposed in the ordinance, I believe it is in the Township’s best interest to amend the sections as stated previously to provide clarity on definitions

of permitted uses and to make changes that will help the Township's road infrastructure catch up to the amount of traffic generated from development.

The Chairman asked the Board of Supervisors if they had any questions for the Assistant Zoning Officer, and there were none.

The Chairman next called for public comments from the audience members who were sworn in.

Pat Coggins, with ATAPCO Properties, stated that they have submitted a formal objection letter to this Ordinance Amendment through their legal counsel and provided the Board of Supervisors with copies. Mr. Coggins stated that ATAPCO has been actively working in Antrim Township for 15 years with the Antrim Commons Business Park. Mr. Coggins stated that they have had long standing plans to develop a warehouse and a multi-structure retail location on their remaining properties along Route 11 (Molly Pitcher Hwy). Mr. Coggins continued, the proposed removal of warehousing would be a devastating blow to their significant investments already made to accommodate these future projects. Mr. Coggins also takes issue with the proposed 50-foot setback, stating that the ordinance does not clearly define the term "setback" and how it derived. He also inquired about re-zoning the properties to Industrial.

Rob Ferree, Bowman Development, stated that he has several property locations in Antrim Township that will be affected by this ordinance change and feels the 50-foot setback requirement is extreme. Mr. Ferree stated that he has had plans for a flex warehouse for his property and this decision to remove warehousing from Highway Commercial would be detrimental. Mr. Ferree also inquired about re-zoning the properties to Industrial.

Matthew Weeden, Buchanan Trail West, asked if existing buildings will be affected or will they be grandfathered in. Solicitor Lisko stated that existing buildings will be grandfathered in. He also asked if a building can be rebuilt if destroyed by fire or is damaged. The Assistant Zoning Officer stated that there are provisions in our ordinances for these types of situations.

Richard Weeden, Buchanan Trail West, stated he is opposed to the zoning change. Mr. Weeden mentioned that his property is a historical property and that the house and barn are to be kept together, meaning you cannot get rid of one structure and not the other.

Dennis Carbaugh, Crestview Drive, stated the 50-foot setback requirement will create a situation where his property is less desirable for sale due to the way his property is laid out. The 50-foot setback will take away the entire parking area. Mr. Carbaugh also stated that if the 50-foot setback is approved, then he feels the Township should pay the taxes on this piece of property since he can no longer use it.

The Assistant Zoning Officer read into the record the following letter from a resident, Paula Secatore, because she could not attend the meeting:

"I was recently made aware of a proposed property setback of 50 ft. for my property located at 12352 Molly Pitcher Highway, Greencastle, PA, 17225. I understand that this setback will stymie any attempt to make improvements on my property within the setback. This restriction could pose serious problems for myself, or a future property owner, should the property need an improvement/addition. My property is small as it is, and a restriction of this magnitude seems unfair and extreme. Therefore, I

strongly oppose any setback that may prohibit me or a future property owner from potentially developing the property.”

Robert Smith, Angle Road, stated that he missed the last Planning Commission meeting when these changes were discussed, but he feels the 50-foot setback should be from the center line of the road, not the road edge.

Murray asked if there was any more testimony. There were none.

Murray asked if the Board of Supervisors had any questions. There were none.

A Young/Heraty motion passed 5-0 to adjourn the Hearing at 7:45 p.m.

Murray reconvened the Regular Meeting at 7:45 p.m.

Young, with full board agreement, stated that no action will be taken at this meeting.

Solicitor Lisko stated that the Township will need to readvertise.

Visitor, Jonathan Stough, with RBC Wealth Management, who manages four (4) investment accounts for the Township was present to give a mid-year update. Mr. Stough stated that interest rates (10-year) climbed from 1.25% in August of 2021 to 4.34% currently and is based on the following:

- “Market Value” of investments adversely impacted by rising rates.
- All investments will mature at face value.
- As interest rates moderate and possibly decline, market value will rise.

Mr. Stough stated that the current investments are \$17,037,544, which are in CD’s and Federal Agency Notes. Approximately \$2.9 million in cash (uninvested) which needs to keep investing as more will continue to mature. Current investments are generating about \$152,000 in interest with the current average maturity is 2.86 years. Mr. Stough stated that with the strong likelihood of interest rates falling, the Township should consider maintaining the six (6) year ladder of maturity.

A Young/Heraty motion passed 5-0 authorizing Jonathan Stough to invest the \$2.9M in available cash, that is currently with RBC that is uninvested, in 5-6 year Federal Agency Notes in the 5.7% - 6.2% range.

An Alleman/Baer motion passed 5-0 approving a 180-day extension for Inch & Co., for Buchanan Flats, East Baltimore Street, to allow for outstanding item to be completed.

A Heraty/Baer motion passed 5-0 authorizing the Chairman to sign the Stormwater Facilities Operation and Maintenance Agreement for Rochester Place, Phase 1, 19-unit subdivision, Mountain View Drive.

A Heraty/Alleman motion passed 5-0 approving the final plan for Rochester Place, Phase 1, 19-unit subdivision, Mountain View Drive, with the condition that no land use permits will be issued for dwellings until the HOA documents have been reviewed, approved, and recorded.

A Heraty/Young motion passed 5-0 approving the full release of the Letter of Credit being held for Rolling Hills Phase 6, in the amount of \$16,000. The Township Utilities Director confirmed that the sewer lines are acceptable and that no damage has occurred within the 18-month period following dedication.

A Heraty/Alleman motion passed 5-0 approving the full release of the escrow funds being held for Matrix I-81 Logistics Center, in the amount of \$19,500. The Township engineer firm, Dewberry, has confirmed that the site and as-built drawings are adequate.

An Alleman/Young motion passed 5-0 approving the annual renewal of escrow for Antrim Township MPH (Molly Pitcher Highway) Property (Matrix) to renew in the same amount of \$488,568.84.

A Young/Heraty motion passed 5-0 approving the annual renewal of bond being held for Paradise Estates Phase 3 to be increased by 10%. The existing bond of \$25,817.00 will be increased by \$2,581.70, for a new bond amount of \$28,398.70, which shall be received no later than September 23, 2023.

A Young/Heraty motion passed 5-0 approving the annual renewal of general Letter of Credit, being held for Heritage Hills Retirement Community, to renew in the same amount of \$87,617.20.

An Alleman/Heraty motion passed 5-0 approving the full release of the sewer Letter of Credit being held for Heritage Hills Retirement Community, which is in the amount of \$9,460. The Utilities Director has confirmed that the sewer lines are acceptable and installed.

The Roadmaster for Antrim Township had given the Board of Supervisors a sheet explaining the road improvements scheduled for next year, for two to five years out, and for six to ten years out. The Roadmaster stated that this is a guideline and is flexible depending on the Liquid Fuels funding from state and the budget restraints. The Roadmaster fielded some questions on when some roads were last attended too. The Roadmaster stated that the paving below the Township building will begin tomorrow by Fayetteville Contractors and that the Township property along Route 11 will be mowed rather than sprayed.

Baer gave a brief update on the park, stating the water lines to the new restroom site have been completed and the road crew will now assist with the pickleball court remodeling project.

An Alleman/Young motion passed 5-0 to make a \$50.00 donation to FCCD (Franklin County Conservation District) to show support as an Honorary Supporter.

An Alleman/Heraty motion passed 5-0 authorizing the Secretary to cast the ballot for the two candidates running for Board of Trustees of the PSATS Unemployment Compensation Group Trust.

Alleman mentioned that a Volunteer Firefighter from upstate was out directing traffic and was struck and killed.

Heraty called for an Executive Session to discuss a personnel matter.

Young recognized Alan Peck, a Quincy Township Board member in the audience.

Murray called for Public Comment.

Connie Slye, Zarger Road, asked what the FCCD will be doing with the donations they collect from the campaign for Honorary Supporters. The Township Secretary read from their letter of request that they rely on funds from State, County and local governments in order to provide vital programs for county residents as well as environmental educational programming for school children, and to provide technical assistance to landowner's efforts to conserve our natural resources.

A Heraty/Young motion passed 5-0 to adjourn the Regular Meeting and into Executive Session at 8:17 p.m.

A Heraty/Baer motion passed 5-0 to adjourn the Executive Session and back into the Regular Meeting at 8:56 p.m.

Murray announced that a legal matter and personnel matters were discussed.

A Young/Heraty motion passed 3-2 (*Baer and Alleman opposed*) to enter into a Severance Agreement with the Roadmaster, effective September 11, 2023.

A Young/Heraty motion passed 5-0 to appoint Township Administrator, Chris Ardinger, the duties of the Roadmaster position.

A Heraty/Alleman motion passed 5-0 to adjourn the Regular Meeting at 9:09 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary