

Minutes of the Antrim Township Supervisors  
Regular Meeting with Public Hearing

December 12, 2023

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, December 12, 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; Pat Heraty and John Alleman. The following were also in attendance: John Lisko, Solicitor; Chris Ardinger, Administrator/Roadmaster; Sylvia House, Zoning/Code Enforcement Officer; Cheryl Walburn, Park Director; and Jennifer Becknell, Secretary/Treasurer. (*Rick Baer was absent.*)

Murray called the meeting to order at 7:01 p.m.

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

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

A Heraty/Alleman motion passed 3-0 to add agenda item 9-A, officially accepting the resignation from a Park Committee member.

Young arrived at 7:05 p.m.

Murray called for Public Comment.

Charles Prettyman, 780 Zarger Road, stated that he will be attending the January 9, 2024 meeting of the Board of Supervisors with a more detailed presentation, but gave four (4) issues he has with a neighboring farm and how they affect the quality of life on his property. The issues were noise, particulate matter in the air, traffic, and water quality. Mr. Prettyman stated that the farm currently has 5 grain silos and has submitted a plan to add two more.

Duane Frederick, Pennsylvania State Police, introduced himself and stated if the Township officials have any concerns to please call the Chambersburg barracks for assistance.

The minutes from November 28, 2023, were not approved as the correct quorum was not available.

An Alleman/Heraty motion passed 4-0 approving the payment of the bills on the Treasurer's reports dated December 12, 2023.

At the request of Board of Supervisors (BOS) Chairman, Murray, a Young/Heraty motion passed 4-0 recessing the Regular Meeting and opening the Public Hearing at 7:08 p.m.

Murray, BOS Chairman, called the December 12, 2023, Public Hearing to order at 7:09 p.m., for the purpose of hearing public comment on the amendment of Chapter 150 entitled "Zoning". This is the second hearing for this proposed amendment as further changes were made because of the public comment received at the first hearing held on August 22, 2023. If approved, this amendment will remove the definition for mini warehouse/self-storage, and add a definition for Self-Service Storage Facility, Setback, 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 Zoning Officer.

The Zoning Officer stated that this hearing was advertised in accordance with the law. The proposed ordinance change was sent to the Franklin County Planning Commission and was provided 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 and is in favor of the changes proposed in the ordinance.

The Zoning Officer gave a brief review of the ordinance noting that the changes to the amendment were incorporated as instructed by the Board and as they approved them for advertising:

**Section 1** amends Chapter 150-4 entitled “Definitions” by removing the definition for “Mini-Warehousing/self-storage” and adding new definitions for “Self-Service Storage Facility” and “Wholesale, Warehouse, Fulfillment, and Distribution Facilities”.

**Section 2** deletes the term Mini-Warehousing/Self-storage and replacing it with “Self-Service Storage Facility” in the Community Commercial, Highway Commercial, and Industrial Zoning Districts.

**Section 3** amends Chapter 150-26(B) by deleting subsection (18) Warehousing and Distribution Center and subsection (19) Wholesale business facility from the Highway Commercial Zoning District.

**Section 4** amends Chapter 150-58(H) by adding a required 50’ setback along yards abutting Route 16, Route 11, and/or Interstate 81.

The Zoning Officer stated that she was in receipt of a letter from the President of Atapco Properties Inc., Patrick Coggins, which was delivered by email just before the meeting. A physical copy of the letter requesting the ordinance be denied with supporting points was provided to each Supervisor, Secretary, Administrator and Solicitor.

The Chairman asked the Board of Supervisors if they had any questions for the Assistant Zoning Officer. Young asked how driveways are affected by the proposed 50’ setback change. The Zoning Officer stated that the proposed change only applies to building improvements as there are separate regulations for parking lots, driveways, and stormwater facilities. Solicitor Lisko confirmed the accuracy of this response and added that the proposed amendment does not create a conflict in the Code.

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

Tim Hykes, 14101 Molly Pitcher Hwy., read a prepared statement noting the reasons he is not in favor of the proposed amendment.

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

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

A Young/Heraty motion passed 4-0 to adjourn the Hearing at 7:24 p.m.

Murray reconvened the Regular Meeting at 7:24 p.m. and the Supervisors began deliberations on the proposed amendment of Chapter 150.

An Alleman/Heraty motion passed 4-0 to not approve the proposed amendment to Chapter 150 entitled “Zoning” in its entirety.

Ann Yost, with YSM Landscape Architects in York, PA, was in attendance and gave a presentation of the Master Site Plan for the Township park system, which includes the Antrim Township Community Park, Martins Mill Bridge Park, and the Enoch Brown Park.

The Park Director stated this Master Site Plan is the culmination of a year-long process, a lot has been learned, and now the Township is grant ready. The Park Director stated that several of the components shown on the Master Site Plan could possibly be Eagle Scout projects.

The Park Director gave a brief update on the parks, stating that winterization activities are taking place, including that the water fountains are turned off, and that the benches, picnic tables and pavilions are in the process of being installed.

A Heraty/Alleman motion passed 4-0 authorizing the Chairman to sign the Agreement to Amend Stormwater Requirements for Lot 11 of Town and Country, 11117 Williamsport Pike, which will allow the use of the Township standard infiltration trench for stormwater management.

A Young/Heraty motion passed 4-0 granting a 90-day extension request for Core 5 at Mason Dixon, Greenmount Road. The Antrim Township Planning Commission recommended granting this plan extension.

A Heraty/Alleman motion passed 4-0 granting a 180-day extension request for Meyers Enterprise, Zarger Road. The Antrim Township Planning Commission recommended granting this plan extension.

A Heraty/Young motion passed 4-0 approving the final plan for Donna Shank, 1-lot subdivision, Buchanan Trail East.

An Alleman/Young motion passed 4-0 authorizing the annual review of the security being held for Rolling Hills PRD Phase 6 for \$53,804.73 to be subject to the 10% increase as no additional work has occurred. The new security amount is \$59,185.20 which includes the increase of \$5,380.47.

A Heraty/Alleman motion passed 4-0 authorizing the annual review of the security being held for Transportation Properties be renewed in the same amount of \$161,734.43 as work has been completed on the site.

A Young/Alleman motion passed 4-0 authorizing the annual review of the security being held for Rolling Hills PRD Phase 9 be renewed in the same amount of \$326,236.26 as work has been completed on the site.

Solicitor Lisko called for an Executive Session.

An Alleman/Murray motion passed 4-0 accepting the resignation from Park Committee member Jonathon Ott, who cited his schedule did not allow for Park Committee meeting activities.

The Roadmaster gave a brief update of the tasks being completed by the road department as follows: tree trimming (cut tree down on Anna Mae Drive); cold mix and patching; sign work; cleaning out drop boxes; unclog storm drains (with vacuum truck); some electrical work and other items in the shop; road crew has been tasked with driving the entire township making notes of needs; Township received the police report from PA State Police for the guard rail damage on Rabbit Road North and an insurance claim will be filed with the driver's insurance company; personally taking Road Scholar courses – completed Traffic Studies last week and taking Speed Management this week; and obtained CDL permit.

The Administrator gave a brief update as follows: looking into a new phone system for the Township as well as security system upgrades to include fob access.

The Administrator stated that the update from the Public Works Director is in the meeting file for review and added that the road dept. is working with the sewer dept. on a few projects, such as digging and maintenance work at a few of the pump stations.

A Heraty/Alleman motion passed 4-0 approving Workers' Compensation coverage for the Rescue Hose Fire Police for the competitive cycling event set for May 5, 2024, should RH Fire Police choose to participate during this event.

A Heraty/Young motion passed 4-0 approving the contract between Antrim Township and Michael Buckley for constable services.

A Heraty/Alleman motion passed 4-0 approving the last meeting of the year for the Board of Supervisors as December 26, 2023 at 11:00 a.m., and authorized advertising.

A Heraty/Alleman motion passed 4-0 approving the 2024 Meeting Dates for the Board of Supervisors, Municipal Authority, Planning Commission, Zoning Hearing Board and Park Committee; and authorized advertising these dates.

A Heraty/Young motion passed 4-0 authorizing the advertisement for the Elected Auditors organizational meeting, set for January 3, 2024, at 5:00 p.m.

A Heraty/Alleman motion passed 4-0 authorizing the advertisement for the Township's intent to appoint a CPA firm to conduct the audit of the 2023 ledgers.

Alleman wished everyone a safe and happy Christmas.

Heraty wished everyone a safe and happy Christmas too. Heraty stated he and Young were unable to attend this year's Christmas party but heard feedback that it was a positive event.

Young also wished everyone a safe and happy Christmas. He thanked Supervisor Murray and Administrator Ardinger for assisting with traffic control at this year's Turkey Trot and that they had over 500 runners this year.

Murray thanked the audience members for their participation and for attending tonight's meeting.

Murray also mentioned that on this date, December 12, in 1787, Pennsylvania became the second state, so today is the 236<sup>th</sup> Anniversary of Statehood for Pennsylvania.

Murray called for Public Comment.

Robert Smith, 7498 Angle Road, stated that he believes the Township shouldn't require setbacks for I-81 as he believes the interstate can be widened inwardly and not outwardly. Mr. Smith also stated that he is glad the Supervisors voted down the amendment to Chapter 150 entitled "Zoning".

Tim Hykes, 14101 Molly Pitcher Hwy., stated that the signage at Milnor Road are not keeping the semi-trucks from entering.

A Heraty/Alleman motion passed 4-0 to adjourn the regular meeting, into Executive Session, at 8:27 p.m.

A Heraty/Young motion passed 4-0 to adjourn the Executive Session, back to the regular meeting, at 8:41 p.m.

Murray announced that legal matters were discussed during the Executive Session.

A Heraty/Young motion passed 4-0 stating that the Chairman is not to sign the Temporary Occupancy Agreement for Walmart until the agreement between Walmart and 2017 Greenmount Road has been signed by both parties.

An Alleman/Heraty motion passed 4-0 stating that the Chairman is not to sign the Temporary Occupancy Agreement for Walmart until reviewed and approved by the Township's Solicitor, Zoning Officer and the Chairman.

An Alleman/Heraty motion passed 4-0 to adjourn the Regular Meeting at 8:44 p.m.

Respectfully submitted,

Jennifer Becknell  
Board of Supervisors Secretary