

March 4, 2010 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP BOARD OF SUPERVISORS

WORKSESSION MEETING

March 4, 2010 7:00 p.m.

The Antrim Township Board of Supervisors held a worksession meeting on Thursday, March 4, 2010 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Rick Baer, Vice Chairman Curtis Myers, Supervisors Fred Young III, Sam Miller and James Byers; Brad Graham, Township Administrator; Sylvia House, Zoning Officer; Lynda Beckwith, Assistant Zoning Officer and Mary Klein, Secretary.

Visitors: See attached list.

Chairman Baer called the worksession meeting to order at 7:00 p.m.

Chairman Myers called for public comment – there was none.

A Miller/Byers motion passed 4-0 (Young had not arrived yet) to approve Mary Klein, Secretary to electronically submit the AFLAC invoice payments on-line using the payroll fund bank account information.

Sylvia House, Zoning Officer addressed the Supervisors and those present regarding the proposed Zoning District changes. The Comprehensive Plan is near completion and the proposed zoning districts will be a guide or plan to follow for years to come. Mrs. House gave a brief history of how we came to the current zoning districts the Township has today. The reason we are now looking at consolidating or reducing the current zoning districts is because there seems to be too many regulations. Sylvia explained that she did an Excel spreadsheet of the current zoning districts and the uses that are allowed in each. She sorted the spreadsheet by the uses to see where there might be duplications.

Supervisor Young arrived at this time – 7:05 p.m.

Mrs. House continued with the discussion regarding consolidating the current zoning districts and mentioned that the uses for Highway Commercial and Community Commercial would be less restrictive. The remaining zoning districts after the consolidation would be Industrial, Rural Residential and Agricultural. The proposed Rural Residential zoning district would consist of low density residential developments and areas not covered by public utilities. The proposed Community Commercial district would promote employment and have a mix of commercial and economic uses. The proposed Highway Commercial district would consist of light manufacturing and small shopping centers. The proposed Industrial district would consist of clusters of industrial development and would work with creating safe traffic patterns. Mrs. House explained that we will not know all the permitted uses and standards yet for each district. The zoning district changes would help work towards changing the current ordinances and then standards would be applied to each district. She feels that these changes will create greater flexibility for residents. Mrs. House showed a chart at this time that broke down each current zoning district and the proposed zoning districts by percentages. Those percentages were as follows:

Current Zoning Districts Proposed Zoning Districts

Agricultural – 25.7% Agricultural – 62.8%

AR - 36.9% Rural Residential – 7.1%

R-1 – 21.3% Community Commercial – 19.9%

R-2 - 6.9% Highway Commercial – 6.4%

Community Commercial – 2.5% Industrial – 3.8%

Community Commercial II - .3%

Highway Commercial – 1.1%

Highway Commercial II - .6%

Industrial – 4.0%

Light Industrial - .5%

Professional - .2%

At this time, Mrs. House said she would take any questions or comments from those present. Resident Bob Smith mentioned the fact that the R-1 and R-2 districts are moving to Community Commercial. Supervisor Miller thinks that we consolidated too much of the zoning districts. Resident Bob Smith also mentioned that we will have infrastructure issues if we add more townhouses in the Township and he also has problems with the Community Commercial district. Mrs. House made mention of the current Sewer Service Map, the Keystone Principals, re-development and residents having more flexibility with their properties. There was discussion about the proposed Community Commercial district being too broad. Mrs. House mentioned that we could have some reserved zoning that would allow for expansion and future highway commercial areas if necessary. Supervisor Miller would like to see the R-1 district moved into Community Commercial. Planning Commission member Larry Eberly commented that we should make the current residential developments into a residential zoning district. Lee Royer mentioned that we should focus on utilities to develop the zoning districts. Supervisor Miller would like to see us refine the proposed zoning districts and have less Community Commercial areas. Jim Maun commented on the Highway Commercial district and wanted to know if we have contacted our Sewage Enforcement Officer about adding residential areas to the Highway Commercial district. Other residents had concerns with the way that residents are being notified about the proposed zoning changes and also had issues with the proposed Community Commercial district. The residents also mentioned that the traffic from the truck stop is already bad and were concerned with adding more highway commercial areas that would add more traffic. The Supervisors acknowledged the residents concerns but mentioned that we are trying to create more business in the Township to lessen the tax burden on the residents.

A Miller/Young motion passed with unanimous vote to adjourn into Executive Session at 8:44 p.m.

The worksession meeting resumed at 8:58 p.m.

A Myers/Miller motion passed with unanimous vote to adjourn the worksession meeting at 8:58 p.m.

Respectfully submitted,

Mary A. Klein

Secretary