

March 4, 2008 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS

WORKSESSION

MARCH 4, 2008 5:00PM

The Antrim Township Supervisors held a worksession on Tuesday, March 4, 2008, in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Curtis Myers, Vice Chairman Fred Young III, Richard Baer, Samuel Miller, Angela Garland, and Benjamin Thomas Jr. (Supervisor James Byers, Student Representative Kacie Oberholzer, Charles Goetz Jr., Renee Perrin, and John Lisko did not attend this meeting.)

Visitors included: Rodney Eberly, S.D. Heinbaugh, Floyd Myers, Bob Coladonato, Larry Eberly, Bob Schemmerling, Denny Kauffman, Bob and Diane Smith, R. Lee Royer, Merle Holsinger, Ron Skutch, Jim Maun, Sam Wiser, Tim Witter, Bill Brindle, Paul Perini, and Tom Myers

Chairman Myers called the meeting to order at 5:00 PM.

Manager Thomas announced that the Township was taping the meeting, and Supervisor Young announced he was taping the meeting as well.

Pastor Floyd Myers of the Greencastle Church of God addressed the Board regarding the recent Land Development plan that was approved for their church concerning the screening that was on the plan. Screening is shown between the church property and the property to the east in accordance with the current requirement on screening. Screening is also shown along the southern property line that is adjacent to the neighboring residences. Pastor Myers questioned why screening needed to be in place to the property to the east since they own the adjacent property and they do not care to screen from it. Garland pointed out to the board that there is already an amendment in the process to not require screening along certain property lines when the same owner owns the adjacent property. As for the screening in the back, Pastor Myers informed the board that the adjacent property owners desire not to have the screening placed as they desire to look out across the field. Garland reminded the board that it will probably not be in the best interest to remove the screening requirement for this instance since we could have other uses in the Community Commercial District that are more intrusive in other areas of the Township that could be adjacent to residential properties. Garland noted the best way to handle this was to have Pastor Myers go to the Zoning Hearing Board with the support of the neighbors and the Township Supervisors to not require this screening. This way screening would still be required to be placed between Community Commercial Uses and Residential uses.

Supervisor Sam Miller arrived at this time, 5:08 PM.

With no further public comment, Chairman Myers opened the floor to those who had issues with the current Township ordinances.

The following ordinances were brought up by the various surveyors and engineers in the audience.

Bill Brindle addressed the following concerns:

- NPDES permit not being required at the preliminary approval stage
- Ordinances not conducive to retirement homes/villages
- Open Space required to be controlled by the Homeowners Associations
- Number of housing styles

- Villages and Hamlets are not financially feasible

Bob Schemmerling addressed the following concerns:

- Conservation By Design
 - Reduced densities
 - Requires connection to public water supply
- Need to adjust densities to what they were prior to Conservation By Design
- Liked the Planned Residential Development ordinances better
- Number of plans needed to be submitted

Lee Royer addressed the following concerns:

- Number of maps required for a Conservation by Design Development

Paul Perini addressed the following concerns:

- What is control (growth)
- Thinks it is more about quality versus quantity
- The differences between By-right subdivisions versus Planned Residential Developments

Bill Brindle gave a synopsis on what a Planned Residential Development was intended to do in accordance with the Pennsylvania Municipalities Planning Code.

Resident Bob Coladonato spoke to those in attendance stating that they are the reason that Planned Residential Developments do not work. He stated that surveyors and engineers took advantage of the requirements and loaded as many residential units in a small area. Coladonato used the P.R.D. going in next to his development as an example stating that they are putting in 500 units into that development and under the by-right ordinances you could not fit near 500 homes in that development. Coladonato stated that is why the PRD's did not work, which is why a change was needed.

Chairman Myers brought up the fact that affordable housing was needed and stated that mobile home parks are affordable. Myers stated that he would like to see more mobile home parks, and the ordinance requirements not be so difficult to have more mobile home parks.

Jim Maun addressed the following concerns:

- Need for higher densities
- Home Owners Association requirements
- Suggesting the Township control some of the Homeowners Associations

Merle Holsinger addressed the following issues:

- Erosion and Sedimentation Control Plans
- Stormwater reviews

A general discussion then broke out regarding the stormwater reviews. Surveyors and Engineers questioned why the Township engineer does not just review their work but instead tells them how to do their work. Garland and Thomas informed everyone that they were unaware this was happening and still do not feel that this is the case and that the engineer looks for ordinance compliance. Those in attendance also questioned the administrative checklist and how difficult it is to get an approval in

Antrim versus other municipalities in the County. Bill Brindle stated that he had the first phase of a plan get reviewed with ease and the second phase was very difficult. Paul Perini stated their plan for Rochester Place was under review for two years and it would not have taken that long in Washington County, MD. Merle Holsinger also told the board that he had a project in here that has taken forever to get through the approvals.

Garland told the Board that they are not getting the full story even on the issues that were just mentioned and there was a lot more to these stories than what is being eluded to the Supervisors. Some in the audience then admitted that they do not always use the stormwater administrative checklist thoroughly when completing a stormwater report. Others admitted that their engineer made big mistakes, which resulted in redesigning their project that took a good while longer.

Chairman Myers then asked if there were any other ordinances that they had concerns over. Tim Witter brought up the fact that duplexes not being able to be subdivided until after the structure was constructed. Garland stated that since that we now require a footer inspection we can now allow that to happen since we will know before the structure is constructed as to where that common wall is located.

Lee Royer brought up the fact about the 10' driveway setback requirement and why is it was necessary? He stated he would like to see that reduced or removed all together. Chairman Myers stated that he would like to see it only be 1 foot from the property line.

With no further comment the Supervisors noted that they will schedule another worksession to keep reviewing the ordinances.

It was discussed that there should be a meeting in the future with design engineers and the Township's reviewing engineer to discuss the process for plan approval and to try to make the process more of an ease.

All agenda items being addressed, the worksession of the Supervisors adjourned at 7:10 PM.

Respectfully Submitted,
Zoning/Code Enforcement Officer