

October 4, 2010 - Antrim Township Board of Supervisors

ANTRIM TOWNSHIP BOARD OF SUPERVISORS SPECIAL JOINT MEETING WITH

ANTRIM TOWNSHIP MUNICIPAL AUTHORITY

AND THE ANTRIM TOWNSHIP PLANNING COMMISSION

OCTOBER 4, 2010

The Antrim Township Municipal Authority met Monday, October 4, 2010, at 6 p.m., for a special joint meeting with the Antrim Township Board of Supervisors and the Antrim Township Planning Commission in the Antrim Township Municipal Building with the following Authority members in attendance: Bob Coladonato, Rodney Eberly, Elwood Myers, Chad Murray and Solicitor Linus Fenicle. The following Supervisors were present: Chairman Rick Baer, Vice Chairman Curtis Myers, Fred Young III, Sam Miller and James Byers; along with Planning Commission members Chairman Lester Musselman, Joel Wenger, Delbert Myers, Dick Walck and Solicitor Deborah Hoff. Others attending included Township Administrator Brad Graham and Township Zoning/Code Enforcement Officer Sylvia House.

Visitors included: Jim Golden, Jim Maun, Robert W. Smith and Mike Still.

Chairman Coladontao called the Municipal Authority to order at 6:04 p.m.

Administrator Graham opened the meeting by explaining that the Township, in conjunction with the Borough of Greencastle and the Greencastle-Antrim School District, have been working on preparing a comprehensive plan, and so doing, the Supervisors are preparing a revised zoning map, reducing the zoning areas in the Township from 12 to 6. The Municipal Authority in preparing their Act 537 Plan, which includes their sewer service area, have delineated their sewer service area, using the existing zoning map and submitted their proposed sewer service area to the Board of Supervisors for review.

The Planning Commission, having reviewed the proposed zoning map, had issues with proposing a sewer service area in lands which are proposed to be zoned agriculture and not providing sewer service to lands which are poorly suited for agriculture and more suited to residential and/or commercial development as did some members of the Supervisors. The Authority's criteria for a sewer service area was that all new proposed sewer would be by gravity lines with no new lift stations to be installed, thus the areas chosen for a sewer service area.

House, Zoning Officer, has been working on the proposed zoning map and is seeking direction on how to proceed. She explained that the proposed map, which eliminates Agriculture/Residential, Community Commercial II, Highway Commercial II, Highway Commercial III, Light Industrial and Professional zonings, is mainly agriculture, with sewer, water, roads and infrastructure serving as the general parameters for where the other zoning should be. The commercial/industrial districts follow the I-81 corridor spanning between Route 16 and Route 11 where public utilities are available as well as visibility from the Interstate. Community Commercial is proposed to be expanded along Route 16 and Route 11. Residential districts fill in around current growth areas and Agricultural is situated in areas of prime soils and forest reserves.

Sticking points for the Board of Supervisors were in the Kauffman area, which is currently zoned R-1; an agriculture piece in that same area that would be surrounded by I (Industrial) zoning; and an area to

the west and east of Greenmount Road.

Miller, Byers, Myers and Baer were okay with the R-1 (Low Density Residential) zoning in the Kauffman area, while Byers had issues with I (Industrial) zoning right beside A (Agriculture) zoning. Byers does not want to see more warehousing on Hykes Road and did not want to see I (Industrial) zoning go as far on Hykes Road, rather keep it Agriculture.

Wenger of the Planning Commission said that if the land is not good for agriculture, sewer it and use a pump station. Wenger did not want to see any proposed sewer service area in Agriculture zoning.

Coladonato of the Municipal Authority reminded those present that pump stations cost money to build and to maintain and that is why the Authority's proposed sewer service area map was designed for areas which would not dictate the use of a pump station.

Eberly of the Municipal Authority said that to him, the proposed zoning map was not quite ready and zoning does not concern him, as he and Authority members are in the water and sewer business. He asked, as a whole, what was wrong with their (MA) first draft of the sewer service area?

Miller, of the Board of Supervisors, responded that he would like to see the sewer service area and the zoning map delineated by property lines and have a sewer service area for everything except agricultural and R-1 areas.

Eberly asked that the Board of Supervisors tell the Authority what they want for a service area telling them to take the proposed zoning map and draw where the BOS want sewer and the Authority would take a look at it. Young and Curtis Myers told the Authority members that they had done a good job in preparing the sewer service area map.

Byers (BOS) and Elwood Myers (MA) left the meeting at 7:30 p.m.

A Myers/Young motion passed 4-0 (Byers was not in attendance at this time) to zone property east of Greenmount Road "HC" (Highway Commercial) and west of Greenmount Road "I" (Industrial) for the entire length of Greenmount Road.

A Miller/Baer motion failed 2-2 (Myers and Young voted "nay", Byers was not in attendance at this time) to use Grant Shook Road as the delineation for the sewer service area with all other sewer service area delineated between roads and property lines.

A Baer/Myers motion passed 4-0 (Byers was not in attendance at this time) directing Zoning Officer House to proceed with the zoning map to include the "HC" and "I" zoning at Greenmount Road and to "fine tune" the rest of the map as per suggestions made.

A Miller/Young motion passed 4-0 (Byers was not in attendance at this time) to adjourn the Board of Supervisors at 7:50 p.m.

The Antrim Township Municipal Authority meeting continued.

On an Eberly/Murray motion, passed 3-0 (Schemmerling was absent from the meeting and Elwood Myers was not in attendance at this time) checks were signed (two for transfer of funds; one to LEW Inc.) as presented by Administrator Graham.

On a Coladonato/Eberly motion, passed 3-0 (Schemmerling was absent from the meeting and Elwood Myers was not in attendance at the time) a change order from LEW Inc. for completion of the lift station 4 project was signed and a document was signed to allow electronic transfer of funds.

On an Eberly/Murray motion, the ATMA meeting adjourned at 7:55 p.m.

The next meeting of the Antrim Township Municipal Authority will be Monday, October 25, 2010 at 7:00 p.m.

The Antrim Township Planning Commission meeting continued following adjournment of the Board of Supervisors and the Antrim Township Municipal Authority

Respectfully submitted,

Joyce A. Nowell

Recording Secretary