

**ANTRIM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES OF DECEMBER 9, 2019 7:00 P.M.**

A meeting of the Antrim Township Planning Commission was held Monday, December 9, 2019 at 7:00 p.m. in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following members in attendance: Joel Wenger, Richard Walck, Delbert Myers, Robert Smith and Larry Eberly. Deborah Hoff, Solicitor and Lynda Beckwith, Assistant Zoning Officer were in attendance.

Audience members included Rebecca Grosh, Mike Vaughn, James Zaiger, Cheryl and Richard Holloway, Michelle Plessinger, Sean Fernandez, Rob Holmes and Brad Fulton.

Chairman Wenger called the meeting to order at 7:00 p.m. and announced that the Planning Commission is a recommending committee to the Board of Supervisors and that meetings are recorded.

The Monday, November 4, 2019 meeting minutes were approved as written.

Sean Fernandez of Shelly, Witter & Fox, representing Cold Spring Builders LLC and Cheryl and Richard Holloway, explained how a series of miscommunications led to installation of the vegetated swale, infiltration basin and dry extended detention basin that was proposed at 10721 Grant Shook Road without Township inspection. The Township's engineer could not locate the property and was not in attendance for a pre-construction meeting. The excavator had plans that only had notes on the stormwater management plan that the contractors' engineer should be contacted for an inspection, but not the Township's engineer.

Fernandez, a licensed civil engineer, provided pictures of the construction and certified that the stormwater management facilities were installed correctly and asked that this be acceptable. Zaiger apologized for the misunderstanding and suggested that in the future the requirement for the Township engineer to be notified prior to construction of stormwater facilities and to be notified for a final inspection be noted on the official stormwater plan for the project.

An Eberly/Smith motion passed 5-0 to recommend that the Board of Supervisors accept the certification of Fernandez based on the information that was provided and that Fernandez submit a letter stating that the project was inspected by him and certified by him and that his certification is on the plan.

To avoid setting a precedent, an Eberly/Myers motion passed 5-0 to recommend that the Board of Supervisors require a note be put on all stormwater plans requiring the Township engineer be notified of any pre-construction meeting and that inspections are required by the Township engineer and that the developer/contractor/excavator must notify the Township engineer when an inspection is needed.

Two residents from Moss Springs were in attendance and Beckwith noted that the Deed of Dedication for Moss Spring Avenue has been submitted and is under review by the Township's solicitor. The Board of Supervisors gave a list of items for the developer to complete in response to the Moss Spring Home Owners Association request for the Township to pull the bond to complete improvements required in Phase IIA. The date given for completion was November 29, 2019.

A Smith/Eberly motion passed 5-0 to recommend the Board of Supervisors allow an extension of 90 days for the developer to complete the ambitious list and then to re-visit the plan.

A Wenger/Walck motion passed 5-0 to recommend approval of a waiver request from §125-17(C)3(d) Joint and Cross Access Drives for Jason Caudill on Prospect Avenue.

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A Myers/Eberly motion passed 5-0 to recommend disapproval of a waiver request from §125-17(D) Off-street Loading/Unloading for Jason Caudill on Prospect Avenue and staff recommended that only straight trucks would be allowed, no tractor trailers; no parking signs should be installed on Prospect Street on the side of the Caudill property; and to designate an area on the property for loading and unloading.

A Smith/Myers motion passed 5-0 to table waiver requests from §126-10.C(i) Infiltration BMPs; 126-6.T Separation Distance; and §126—12 Streambank Erosion for Jason Caudill, Prospect Avenue as the Township engineer had not reviewed the requests.

A Smith/Eberly motion passed 5-0 to recommend approval of a modification request from §125-15(A)(3)(a) Relocation or Disturbance of Wetlands for 2017 Greenmount Road.

A Wenger/Smith motion passed 5-0 to recommend approval of a modification request from §125-17(C)(3)(d) Requirement for Joint and Cross Access Drives for 2017 Greenmount Road.

An Eberly/Smith motion passed 5-0 to recommend approval of a modification request from §125-17(D)(6)(c) Requirement for Landscape Islands and Canopy Trees in Truck/Trailer Parking, Loading and Unloading Areas for 2017 Greenmount Road provided the required number of trees are worked into the site.

A Myers/Walck motion passed 5-0 to table the following plans as outstanding comments had not been addressed or plans had not come back from Franklin County Planning Commission:

Hoffman MPH LLC (formerly Hoffman 485 LLC), Land Development, Mason Dixon Road (Final);

2017 Greenmount Road LLC Phase 1, Subdivision and Land Development, Greenmount Road (Final);

Rochester Place Phase 1, 20-lot Subdivision, Mountain View Drive (Final);

Linda Fay Gilbert, 1-lot Subdivision, Williamson Road (Final);

Darrell and Dennis Martin, 2-lot Subdivision, Worleytown Road (Final);

Jason Caudill, Land Development, Prospect Avenue (Final); and

Heritage Hills Retirement Community, Land Development, Shanks Church Road (Final).

A Myers/Smith motion passed 5-0 to recommend approval of a 180-day extension request for **ACBP Lot 16 Northpoint, Land Development, Milnor Road.**

An Eberly/Myers motion passed 5-0 to recommend approval of **Stephen and Lucille Martin, lot 2, 1-lot Subdivision, Leitersburg Road** with the comments that Department of Environmental Protection approval is needed; plan must be submitted in SP83S; and minor staff comments need to be addressed prior to Board of Supervisors final approval.

A Myers/Walck motion passed 4-0 (Eberly was out of the room) to recommend approval of **Greenmount Irrevocable Trust, 2-lot Subdivision, Bemisderfer Road** with the comments that plan must be submitted in SP83S; Greencastle Area Franklin County Water Authority approval is needed; and minor staff comments need to be addressed.

A Smith/Eberly motion passed 5-0 to recommend approval of a 180-day extension request for **John and Shirley Frain, Lot Addition, Buchanan Trail East/Bemisderfer Road.**

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A Myers/Smith motion passed 5-0 to recommend approval and authorize the Chairman to sign a Request for Planning Waiver/Non-Building Declaration for **John and Shirley Frain, Lot Addition, Buchanan Trail East/Bemisderfer Road.**

A Myers/Walck motion passed 5-0 to recommend approval and authorize the Chairman to sign a Request for Planning Waiver/Non-Building Declaration for **Linda Fay Gilbert, 1-lot Subdivision, Williamson Road.**

An Eberly/Myers motion passed 5-0 to recommend approval and authorize the Chairman to sign a Sewage Facilities Planning Module Component 1 for on-lot septic systems for **Darrell and Dennis Martin, 2-lot Subdivision, Worleytown Road.**

A Wenger/Smith motion passed 5-0 to recommend approval of a Sewage Facilities Planning Module Component 3 for public sewer for **Jason Caudill, Land Development, Prospect Avenue.**

Beckwith reported that the Eby Land Development Plan, Leitersburg Road, has been amended and signatures are being obtained for the amended plan, 3 copies will be submitted to the Township and then recorded.

Beckwith also reported that the Antrim Township Zoning Hearing Board held a hearing November 14, 2019 in reference to a variance from setbacks at 14592 Cedarbrook Drive, lot 23, in the Cedarbrook Subdivision, where the dwelling had been constructed with a 28.3-foot front yard setback with an attached landing with a 17.8-foot front yard setback. A 30' front yard setback was in place at time of subdivision (2004) and all lots on the approved/recorded plan show a required 30' front yard setback. The Zoning Hearing Board granted a variance from the 30' required front yard setback to allow the northeast corner of the existing single-family dwelling to remain at 28.3 feet from the front property line and a front entrance stairway to be located 17.8 feet from the front property line.

Eberly, who along with other Planning Commission members recommended to the Board of Supervisors that they advise staff to adhere to the ordinance requiring a 30' front yard setback, said that he felt the ordinances have got to be enforced or the zoning ordinances should be eliminated altogether. Myers said that he was grateful that the Board of Supervisors took the Planning Commission's recommendation to uphold the ordinances.

With all agenda items addressed, a Myers/Walck motion passed 5-0 to adjourn the meeting at 8:25 p.m.

The next meeting of the Planning Commission will be Monday, January 6, 2020 at 7:00 p.m. for the annual Reorganization and regular meeting to follow.

Respectfully submitted,

Joyce A. Nowell
Recording Secretary