

Minutes of The Antrim Township Planning Commission Meeting

January 8th, 2024

7:00 PM

The Antrim Township Planning Commission met January 8th, 2024, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following Planning Commission Members were present: Larry Eberly, Chairman; Delbert Myers, Vice Chairman; Robert Smith, Larson Wenger, and Connie Slye. The following were also in attendance Zachary Mills, Solicitor; Amber King-Reasner, Assistant Zoning/Code Enforcement Officer; and Ariel Sherrill, Recording Secretary.

Public audience member in attendance was Chad Murray.

Eberly called the meeting to order at 7:00 p.m.

An Eberly/Wenger motion passed 5-0 to appoint Zachary Mills as temporary Chairman for purposes of reorganization.

Mills requested nominations for Chairman. Smith nominated Myers for Chairman. Slye seconded nomination of Myers for Chairman. Mills requested for any other nominees to which none were made.

Mills called for a motion to close nominations due to no other nominees.

Smith/Eberly motioned to close nominations.

Appointment of Myers as Chairman did not pass due to vote of 2-1(Wenger opposed)-2(Myers/Eberly abstained).

Discussion was held about the Chairman voting for himself. Mills stated that currently Eberly is temporary Chairman and that he does not have to abstain from the vote.

A Wenger/Myers motion passed 3-2(Smith/Slye opposed) to appoint Eberly as Chairman.

Mills turned over meeting to Chairman Eberly.

A Wenger/Smith motion passed 5-0 to appoint Myers as Vice Chairman.

A Slye/Wenger motion passed 4-0-1(Smith abstained) to appoint Smith as Secretary

An Eberly called for public comment. There was no comment.

A Wenger/Myers motion passed 5-0 to approve minutes from December 4th, 2023.

A Smith/Wenger motion passed 5-0 recommending approval of a stormwater exemption request for **James & Donna Martin, Strite Road** with the condition that Dewberry's comment regarding driveway material be addressed. Impervious area is less than 20,000 sq. ft. for a parcel greater than 5 acres. Dewberry requested a correction on the plan that shows the material used for the driveway as it is inconsistent.

A Smith/Wenger motion passed 5-0 for a modification request from §110-49 requiring a 50' setback from drains carrying domestic sewage and 20' setback from the principle dwelling for **14393 Walnut Loop** with the condition that a Hold Harmless Agreement be signed before issuing a well permit.

A Myers/Slye motion passed 5-0 modification request from §125 and §126 requiring a land development plan and stormwater management for **Antrim Township, 10655 Antrim Church Road**. A 1,728 sq. ft. addition and a 400 sq. ft. addition are proposed to be added to the existing municipal building for storage.

An Eberly/Slye motion passed 5-0 to table the following Subdivision/Land Development plans:

- **Keystone Crossing, 120-unit Subdivision, South Young Road (Final) Exp. 03/08/2024**
- **ACBP Lot 7R – Antrim Business Park LP Grading Plan, Land Development, Molly Pitcher Highway (Final) Exp 04/25/2024**
- **US Cold Storage, Land Development, Hykes Road (Final) Exp 03/08/2024**
- **Century Industrial Development, Land Development, Molly Pitcher Highway (Final) Exp 3/22/2024**
- **Heritage Estates West-Phase 2-3, 111-lot Subdivision, Delanie Drive (Final) Exp 05/06/2024**
- **ACBP Conservancy Lane, 8-lot Consolidation, Molly Pitcher Highway (Final) Exp 06/30/2024**
- **ACBP Conservancy Lane, Land Development, Molly Pitcher Hwy, (Final), Exp 04/29/2024**
- **CORE5 at Mason Dixon LLC, Land Development, Greenmount Road (Preliminary) Exp 04/03/2024**
- **Red Oak Estates, Lots 9-28, 63-79, 40-lot Subdivision, Scarlet Circle (Preliminary) Exp 03/08/2024**
- **ACBP Lot 7R & Conservancy Lane, Land Development, Molly Pitcher Highway (Preliminary) Exp 05/29/2024**
- **Meyers Enterprises, Land Development, Zarger Road (Final) Exp 04/04/2024**
- **James & Donna Martin, Subdivision, Strite Road (Final) Exp 03/08/2024**

An Eberly/Smith motion passed 5-0 to recommend approval of a 180-day extension request for **Franklin Veterinary Associates, Land Development, Buchanan Trail West**.

A Wenger/Smith motion passed 5-0 to recommend accepting the withdrawal of **James & Donna Martin, RFPW-NBD & Component 1 Withdraw, Strite Road**. The incorrect sewer planning module was submitted based on the geology at the property and a component 2 will need to be submitted.

A Wenger/Slye motion passed 5-0 to recommend approval of **James & Donna Martin, SFPM Component 2, Strite Road**.

An Eberly/Wenger motion passed 5-0 to recommend approval of **Franklin Veterinary Associates, Sewer Exemption Mailer, Buchanan Trail West**.

A Myers/Wenger motion passed 5-0 to recommend approval of an Agricultural Security Area Application for **Larry E. & Grace E. Meyers for the property located at 752 Zarger Road (01-0A13.-013A-000000)** and to allow the property to default into the program after 180 days.

Under old business, the Planning Commission was notified that the proposed zoning change ordinance regarding uses in highway commercial, definitions, and setback requirements was denied at the Board of Supervisors hearing on December 12, 2023.

Wenger asked audience member, Supervisor Murray, if he had any feedback as to why the proposed ordinance was denied by the Board of Supervisors. Murray stated that in his opinion, the ordinance was too broad and that there were certain sections the Board of Supervisors did not want.

Wenger asked if the Planning Commission could recommend another ordinance that would separate out the sections of the denied ordinance, specifically uses in highway commercial, to allow for future approval. Murray stated that, in his opinion, it would be beneficial.

With no further items to be discussed, a Wenger/Slye motion passed 5-0 to adjourn the meeting at 7:42 pm.

The next regular Planning Commission Meeting is scheduled for Monday, February 5th, 2024.

Respectfully Submitted,

Ariel Sherrill
Recording Secretary