

**ANTRIM TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES OF February 5, 2024**

A meeting of the Antrim Township Planning Commission was held on Monday, February 5, 2024 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, Greencastle, PA, with the following Members in attendance: Larry Eberly, Chairman, Delbert Myers, Robert Smith, Larson Wenger, and Connie Slye. Also attending were Zachary Mills, Solicitor, Amber King-Reasner, Assistant Zoning/Code Enforcement Officer, Crystal Mummert, Recording Secretary.

Audience members included Rozel Mummert, Diane Smith, David Slye, Charles Prettyman, Lee Royer, Wayne and Martha Wissinger, Michael Murray, and Justin Wert.

Chairman Eberly called the meeting to order at 7:00 pm.

Under public comment, Charles Prettyman, of 780 Zarger Road, spoke regarding the plan that was submitted by Larry Myers of Myers Enterprises and the addition of 2 more silos for his operation. Mr. Prettyman asked the Commission to hold off on any decisions regarding the plan until the current issues are addressed. Issues concern quality of life (air and noise pollution), traffic (50-100 trucks/day during prime harvest season), and the water quality of creeks and streams. Prettyman stated that there is serious work that needs to be completed before he expands his business. Also stated that Mr. Myers does not live here and does not believe this should be considered a farm. Prettyman stated that there should be a discussion with PA DEP to reconsider Myers Enterprises under the Right to Farm Act.

Wayne Wissinger, of 10098 Grindstone Hill Road, agreed with Prettyman and stated concerns over Jake brake noise and the size of the silos. His major concerns are dust, traffic, and water quality. Wissinger also noted that Myers operation services more than Antrim Township and questioned if that mattered. Solicitor Mills stated that for traffic concerns on Grindstone Hill Road, citizens should contact the state police as Antrim Township does not have the authority to enforce traffic concerns on a State Road.

Justin Wert, of 10251 Grindstone Hill Road, stated that in the last 2 years there has been a major increase in traffic and particulate matter. Stated that he cannot go outside and sit on his deck comfortably.

David Slye, of 801 Zarger Road, stated that the definition of "Agricultural Community" is too broad and he is concerned about the traffic issue.

A Slye/Wenger motion passed 5-0 to approve the minutes of the January 8, 2024 meeting as written.

A Slye/Wenger motion passed 5-0 to recommend approval of a stormwater exemption request for **Chloe Court Partnership, Hykes Road** with comment that the hatching over the driveway be changed for clarification.

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A Wenger/Slye motion passed 5-0 to recommend denial of a modification request from §125-17 (A)(6)(a)(1) requiring two (2) snow easements twenty (20) feet wide by (20) feet wide at the two o'clock and ten o'clock positions for **ACBP Conservancy Lane, 8-lot Consolidation, Molly Pitcher Highway**. Staff commented that the reason for this requirement is to set a standard in cul-de-sacs so the plow truck drivers know where the easements are located in all cul-de-sacs.

A Smith/Slye motion passed 5-0 to recommend approval of a modification request from §125 and §126 requiring a land development plan and stormwater management for **Rhodes Grove Camp, 7693 Browns Mill Road**. Rhodes Grove is planning to demo an existing bath house that was 504 Sq Ft and rebuild a new bath house that will be 756 Sq Ft. This would create 252 Sq Ft additional impervious area.

A Slye/Myers motion passed 4-1 (Eberly opposed) to recommend denial of a modification request from §125-15(A), §125-15(D), and §125-15(G) requiring conservation of primary conservation areas by a permanent easement and woodland preservation for **James & Donna Martin, 1-lot Subdivision, Strite Road**.

A Myers/Wenger motion passed 5-0 to recommend tabling the following Subdivision/Land Development plans:

- **Keystone Crossing, 120-unit Subdivision, South Young Road (Final) Exp 3/8/2024**
- **ACBP Lot 7R – Antrim Business Park LP Grading Plan, Land Development, Molly Pitcher Highway (Final) Exp 4/25/2024**
- **US Cold Storage, Land Development, Hykes Road (Final) Exp 3/8/2024**
- **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 5/6/2024**
- **ACBP Conservancy Lane, 8-lot Consolidation, Molly Pitcher Highway (Final) Exp 6/30/2024**
- **ACBP Conservancy Lane, Land Development, Molly Pitcher Hwy, (Final), Exp 4/29/2024**
- **CORE5 at Mason Dixon LLC, Land Development, Greenmount Road (Preliminary) Exp 4/3/2024**
- **Red Oaks Estates, Lots 9-28, 63-79, 40-lot Subdivision, Scarlet Circle (Preliminary) Exp 3/8/2024**
- **ACBP Lot 7R & Conservancy Lane, Land Development, Molly Pitcher Highway (Preliminary) Exp 5/29/2024**
- **Meyers Enterprises, Land Development, Zarger Road (Final) Exp 7/3/2024**
- **The Chambersburg Hospital, Lot Addition, Eastern Avenue (Final) Exp 3/8/2024**
- **Grove U.S. Paint Building, Land Development, Buchanan Trail East (Final) Exp 4/5/2024**
- **Chloe Court Partnership, 4-lot Subdivision, Hykes Road (Final) Exp 4/5/2024**
- **Antrim 16 Developers LLC, Land Development, Buchanan Trail East (Final) Exp 4/5/2024**
- **Evan & Kelsey Martin, Lot Addition, Clay Hill Road/Horst Road (Final) Exp 4/5/2024**

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A Myers/Smith motion passed 5-0 to recommend approval of a 120-day extension request for **James & Donna Martin, 1-lot Subdivision, Strite Road**.

A Wenger/Smith motion passed 5-0 to recommend approval for **Franklin Veterinary Associate, Land Development, Buchanan Trail West** with comment that bonding, sewer planning, minor Dewberry and staff comments are addressed. Plan was stamped and signed.

A Myers/Wenger motion passed 5-0 to recommend approval for **Ronald E. Statler II & Kimberly A. Statler & Brian W. Statler, 2-lot Subdivision, Statler Road** with comment that sewer planning and staff comments are addressed. Plan was stamped and signed.

A Smith/Slye motion passed 5-0 to recommend approval for **Helen I Shook Irrevocable Trust of Antrim Investments Group LLC, Lot Addition, Shanks Church Road** with comment that staff comments are addressed. Plan was stamped and signed.

A Wenger/Myers motion passed 5-0 to recommend approval of a Request for Planning Waiver/Non-Building Declaration for **Ronald E Statler II & Kimberly A. Statler & Brian W. Statler, Statler Road** as no building is proposed for the subdivision. Commission authorized Chairman to sign.

A Wenger/Smith motion passed 5-0 to recommend approval of a Sewer Exemption Mailer for **US Cold Storage, Hykes Road** as they are in an area public sewer and are utilizing public sewer. The sewer exemption is to add additional EDUs to the previously approved sewer planning.

A Slye/Wenger motion passed 5-0 to recommend approval of a Request for Planning Waiver/Non-Building Declaration for **Evan & Kelsey Martin, Clay Hill Road/Horst Road** as no building is proposed for the parcels being subdivided off and added to the lot along Clay Hill Road. Commission authorized Chairman to sign.

A Smith/Slye motion passed 5-0 to recommend acceptance of the letter requesting to withdraw the agricultural security application for **Larry E & Grace E Myers, 752 Zarger Road (01-0A13.-013A-000000)**.

With no further items to be discussed, a Wenger/Myers motion passed 5-0 to adjourn the meeting at 8:20 pm.

The next regular Planning Commission meeting is scheduled for Monday, March 4, 2024.

Respectfully Submitted,

Crystal D Mummert  
Recording Secretary