

**ANTRIM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES OF AUGUST 5, 2019 7:00 P.M.**

A meeting of the Antrim Township Planning Commission was held Monday, August 5, 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 Lee Royer, Connie and David Slye, and Rob Holmes.

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 this meeting is being audio recorded.

The Monday, July 1, 2019 meeting minutes were approved as written.

Chairman Wenger asked why a waiver request from strictly meeting stormwater management requirements of providing 3:1 ratio of infiltration area to impervious area of now existing milking barn for **Benjamin Eby Subdivision Plan and Diller Milking Barn, Leitersburg Road** had been removed from the agenda as Eberly had made a motion at the July 1, 2019 to table the waiver request one more time and said if these requirements had not been met by this meeting (August 5) the Planning Commission would recommend a cease and desist order. Beckwith explained that Sylvia House, Zoning/Code Enforcement Officer, had removed the request from the agenda as the waiver request will not be needed once the design engineer provides certification to Dewberry, the Township's engineer of the base elevation of two stormwater features. Myers expressed that the Supervisors should be made aware that the Planning Commission had tabled this request at the last meeting but stated that if this issue was not resolved by this meeting, the request would be denied.

A Myers/Smith motion passed 5-0 to recommend approval of a modification from scale for **Dorothy Grove Parcel A, Mason Dixon Road**, to allow the plan to be submitted in a scale of 1"=100' rather than the required 1"=50'.

A Smith/Walck motion passed 5-0 to recommend approval of a modification from scale for **Dorothy Grove Parcel B, Mason Dixon Road**, to allow the plan to be submitted in a scale of 1"=100' rather than the required 1"=50'.

An Eberly/Myers motion passed 5-0 to recommend approval of a stormwater exemption request for **Doris Koons & John Koons Estate, Fort Stouffer Road** as Dewberry (the Township's engineer) approved of the exemption request.

A Myers/Eberly motion passed 5-0 to recommend approval of a request to receive preliminary plan approval for **Frederick Drive LLC, Land Development, Frederick Drive**.

A Wenger/Walck motion passed 5-0 to recommend approval of a request to receive preliminary plan approval for **P&G Farm Properties, Land Development, Commerce Avenue**.

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);

ACBP Lot 16 Northpoint, Land Development, Milnor Road (Final);

**ACBP Archaeological Conservancy, Lot Additions, Molly Pitcher Highway (Final); and
2017 Greenmount Road LLC Phase 1, Greenmount Road (Final).**

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A Myers/Walck motion passed 5-0 to recommend approval of **Paradise Estates Ph 1B Lots 5 & 37, Paradise View Drive**, with the comments that bonding, ATMA approval and minor stormwater and staff comments must be addressed prior to Board of Supervisors final approval.

An Eberly/Walck motion passed 5-0 to recommend approval of a 180-day extension request for **Stephen and Lucille Martin, lot 2, 1-lot Subdivision, Leitersburg Road**.

An Eberly/Smith motion passed 5-0 to recommend approval of **Larry and Patricia Hege, 2-lot Subdivision, Kauffman Road** with the comments that an access easement declaration is needed; plan must be submitted in SP83S; and minor staff comments must be addressed prior to Board of Supervisors final approval.

A Myers/Walck motion passed 5-0 to recommend approval of a 180-day extension request for **Greenmount Irrevocable Trust, 2-lot Subdivision, Bemisderfer Road**.

A Myers/Walck motion passed 5-0 to recommend approval of **James and Donna Martin, Lot Addition, Marion Road (sketch plan)** with the comment that minor staff comments must be addressed; plan must be submitted in SP83S and all appropriate signatures must be on resubmittal. Chairman Wenger was authorized to sign this plan when complete.

A Myers/Eberly motion passed 5-0 to recommend approval of **Dorothy Grove Parcel A, Subdivision/Lot Addition, Mason Dixon Road**, with the comments that an access agreement must be in place; recreation fees must be paid, if applicable; Department of Environmental Protection approval is needed; minor staff comments must be addressed; plan must be submitted in SP83S; and modification request from scale must be approved by the Board of Supervisors prior to Supervisors approval.

An Eberly/Smith motion passed 5-0 to recommend approval of **Dorothy Grove Parcel B, Subdivision/Lot Addition, Mason Dixon Road**, with the comments that an access agreement must be in place; recreation fees must be paid, if applicable; Department of Environmental Protection approval is needed; minor staff comments must be addressed; plan must be submitted in SP83S; and modification request from scale must be approved by the Board of Supervisors prior to Supervisors approval.

A Walck/Myers motion passed 5-0 to recommend approval of **Doris Koons and John Koons Estate, Subdivision, Fort Stouffer Road**, with the comments that the stormwater exemption must be approved by the Board of Supervisors and plan must be submitted in SP83S prior to Supervisors final approval.

An Eberly/Walck motion passed 5-0 to recommend approval of a restamp for **A. Duie Pyle, Land Development, Molly Pitcher Highway** with the comments that bonding must be in place; stormwater and staff comments must be addressed; an access agreement must be in place; and plan must be submitted in SP83S prior to Board of Supervisors final approval.

A Smith/Eberly motion passed 5-0 to recommend approval and authorize the Chairman to sign a Request for Planning Waiver/Non-Building Declaration for **Dorothy Grove Parcel A, Subdivision/Lot Addition, Mason Dixon Road**.

A Walck/Myers motion passed 5-0 to recommend approval and authorize the Chairman to sign a Request for Planning Waiver/Non-Building Declaration for **Dorothy Grove Parcel B, Subdivision/Lot Addition, Mason Dixon Road**.

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Planning Commission members recognized a Planning Exemption Mailer for **2017 Greenmount Road LLC Phase 1, Greenmount Road** as public sewer is available.

An Eberly/Myers motion passed 5-0 to recommend approval of and authorize the Chairman to sign a Sewage Facilities Planning Module Component I for **Daniel J. Myers, Grant Shook Road**, for an on-lot septic system.

A Walck/Smith motion passed 5-0 to recommend approval of and authorize the Chairman to sign a Request for Planning Waiver/Non-Building Declaration for **ACBP Archaeological Lot Additions, Molly Pitcher Highway**.

A Myers/Walck motion passed 5-0 recommend approval of and authorize the Chairman to sign a Request for Planning Waiver/Non-Building Declaration for **Alan and Teresa Izer, Lot Additions, Grant Shook Road**.

Beckwith told those present that a Conditional Use Hearing will be held Tuesday, September 10, 2019 at 7 p.m. during the regular Board of Supervisors meeting for Heritage Hills Retirement Community and requested that Planning Commission members attend.

Members continued their prior discussion of the **Benjamin Eby Subdivision Plan and Diller Milking Barn, Leitersburg Road**. Wenger and Eberly both asked why the item was removed from this agenda (August 5) as according to the Planning Commission minutes of July 1, 2019 (which were “approved as written” at the beginning of this meeting: “An Eberly/Walck motion passed 5-0 to table a waiver request from strictly meeting stormwater management requirements of providing 3:1 ratio of infiltration area to impervious area of now existing milking barn for **Benjamin Eby Subdivision Plan and Diller Milking Barn, Leitersburg Road**.”

Eberly asked if the barn has been in use during the past few months while the stormwater management requirements have not been met and commented that if this request is not resolved by the next meeting, the request would be denied as far as his vote.

Beckwith said that the waiver request is now and has been under review by Dewberry, the Township’s engineer, with hopes of having this resolved by the August meeting. Wenger wanted the Supervisors to know what action they (PC) had taken on the plan and what action was going to be taken at this meeting, if the issue had not been resolved.

A Myers/Smith motion passed 5-0 to remove the motion (as stated above) from the July 5, 2019 minutes.

An Eberly/Myers motion passed 5-0 to recommend to the Board of Supervisors that if this matter (stormwater management) is not resolved by this meeting the Dillers must stop using the barn and to notify the Dillers of the cease and desist decision.

With all agenda items addressed, the meeting adjourned at 8:29 p.m.

The next meeting of the Planning Commission will be Monday, September 9, 2019 at 7:00 p.m. due to the Labor Day Holiday, September 2, 2019.

Respectfully submitted,

Joyce A. Nowell
Recording Secretary