

Minutes of the Antrim Township Supervisors
Regular Meeting with PRD Hearing

May 14, 2019

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, May 14, 2019 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Fred Young, Chairman; Rick Baer, Vice Chairman; Pat Heraty; Chard Murray; and John Alleman. Also attending was: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Brad Graham, Administrator; Roger Nowell, Public Works Director; Jordan Manahan, Student Representative; and Jennifer Becknell, Secretary.

Young called the meeting to order at 7:01 p.m.

Young reminded the audience that meetings are audio recorded, and to sign the attendance log in the vestibule before leaving.

Graham opened the meeting with prayer, followed by the Pledge of Allegiance to the Flag.

Young called for Public Comment.

Jim Bragunier, 12945 Ridge Road, informed the Supervisors that some residents on Hayfield Court are reporting oil in their wells. Mr. Bragunier also shared his opinion on human waste spreading and stated there are ten cases of cancer in a small stretch along Ridge Road. The Supervisors informed him that the Township does not regulate this practice and that the DEP is the agency that does. Mr. Bragunier asked the Supervisors to check if we can get the testing reports from DEP. Mr. Bragunier also stated that he has been in contact with the Township Zoning Department trying to get a property cleaned up as it has a tractor on it that hasn't been moved since 1992 and was informed that the Township does not have the language in the Junk Ordinance that addresses farm equipment.

An Alleman/Murray motion passed 5-0 approving the minutes from the April 23, 2019 Regular meeting.

A Heraty/Baer motion passed 5-0 approving the minutes from the April 30, 2019 Stormwater Work Session.

A Baer/Alleman motion passed 5-0 approving payment of the bills on the Treasurer's reports dated May 14, 2019.

Young stated that Supervisor Murray may need to leave during the PRD Hearing, for a 7:30 departure.

A Heraty/Alleman motion passed 5-0 to adjourn the Regular Meeting, into the PRD (Planned Residential Development) Hearing at 7:16 p.m. for the purpose of hearing testimony from Drine LLC and public comment on the amendment of the setbacks for Lot 105 of the Rolling Hills PRD Phase 4 plan.

For the full hearing transcript, please see stenographer report attached.

A Heraty/Baer motion passed 5-0 to adjourn the PRD Hearing, back into the Regular Meeting, at 7:28 p.m.

A Baer/Heraty motion passed 5-0 to conditionally approve the setback for Lot 105 (1178 Cydney Lane) of Rolling Hills Phase 4 plan to be 23' rather than the 25' required under the original plan approval, pending the signing of the Indemnity Agreement and that the developer pays the recording cost and all other costs associated with this plan modification approval.

Murray left the meeting at 7:30 p.m.

Young recognized Jordan Manahan and thanked him for serving the Township for two years in the position of Student Representative to the Board of Supervisors. Mr. Manahan was presented with a letter of appreciation

and was wished well on his graduation and future endeavors. Mr. Manahan thanked the Supervisors for the opportunity to serve the Township in this manner.

A Heraty/Alleman motion passed 4-0 granting the modification request from §126-10(C)(1)(d) to allow 24" of separation, instead of the 36" required in our ordinance, from the bottom of the infiltration facility to bedrock, for 2003 & 2013 Commerce Avenue. The Antrim Township Planning Commission and Dewberry (Township Engineer) recommended granting this modification.

A Heraty/Baer motion passed 4-0 granting the modification request from §126-10(C)(1)(d) to allow 24" of separation, instead of the 36" required in our ordinance, from the bottom of the infiltration facility to bedrock, for Paradise Estates. The Antrim Township Planning Commission and Dewberry (Township Engineer) recommended granting this modification.

A Heraty/Baer motion passed 4-0 granting the modification request from § 126-10(C)(1)(b) requiring percolation tests at each BMP for Paradise Estates, providing a detail is added to the plan addressing how to over excavate if rock is encountered within the limiting zone. The Antrim Township Planning Commission and Dewberry (Township Engineer) recommended granting this modification.

A Baer/Alleman motion passed 4-0 granting the modification request from §126-10(C)(1)(d) to allow 24" of separation, instead of the 36" required in our ordinance, from the bottom of the infiltration facility to bedrock, for A. Duie Pyle. The Antrim Township Planning Commission and Dewberry (Township Engineer) recommended granting this modification.

A Heraty/Alleman motion passed 4-0 granting the modification request from providing a Traffic Impact Study (TIS) for Frederick Drive LLC since their trip generation exceeds the trigger for a TIS by a small margin. The Antrim Township Planning Commission and Dewberry (Township Engineer) recommended granting this modification.

A Baer/Alleman motion passed 4-0 granting the modification request from §125 and §126 for 2375 Buchanan Trail West to build a 12' x 61' (732 sq. ft.) overhang over an existing impervious area as no additional stormwater runoff will be generated. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Alleman motion passed 4-0 granting the modification request from §125 and §126 for 44 Commerce Avenue to construct a building in a slightly different location than as shown on the existing Land Development Plan as they will still be building over existing impervious area. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Alleman motion passed 4-0 granting the modification request from constructing a shared use trail along Armada Drive for the P&G Farm Properties shared access since there is only a small section of HC (Highway Commercial) along Armada Drive that would trigger a trail, which will not extend the entire length of the road. The Antrim Township Planning Commission recommended granting this modification.

An Alleman/Heraty motion passed 4-0 granting the modification request from §125 and §126 for 9156 Molly Pitcher Highway to construct additional office space over existing impervious area; and correct grading and stormwater issues since all the stormwater will reach its intended destination and no additional stormwater runoff will be generated. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Alleman motion passed 4-0 granting the modification request from §125 and §126 for Greencastle Baptist Church located at 2377 Buchanan Trail West to construct a 14' x 16' addition due to the minimal impact

of the area as the stormwater will drain to the existing stormwater pond and can handle the additional flow. The Antrim Township Planning Commission recommended granting this modification.

A Baer/Alleman motion passed 4-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for Martin's Farm Supply.

The Township Zoning Officer informed the Board of Supervisors that an extension is not needed for Matrix I-81 Logistics Center as the plan was resubmitted on 5-13-19.

The Township Zoning Officer informed the Board of Supervisors that an extension is not needed for 2003 & 2013 Commerce Avenue as the plan was resubmitted on 5-13-19.

A Heraty/Alleman motion passed 4-0 granting Null Machine Shop a 90-day extension. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Alleman motion passed 4-0 granting Larry and Patricia Hege a 180-day extension. The Antrim Township Planning Commission recommended granting this extension.

A Baer/Heraty motion passed 4-0 approving staff to issue a correction statement for the Martin to Wenger plan as this plan was recorded with an incorrect deed reference and requires a certification correction.

A Heraty/Alleman motion passed 4-0 authorizing staff to send the RFPW-NBD (Request from Planning Waiver Non-Building Declaration) into DEP (Department of Environmental Protection) for Strait to Strait, a lot addition without development.

A Baer/Heraty motion passed 4-0 authorizing the Administrator to sign the Greenmount Irrevocable Trust Exemption Mailer. This plan is for the subdivision of one lot into two residential lots, each to be served by on EDU by the Antrim Township Municipal Authority (ATMA).

A Heraty/Alleman motion passed 4-0 authorizing the Administrator to sign the Exemption Mailer for Antrim Township Municipal Addition.

A Heraty/Baer motion passed 4-0 approving the financial security reduction for Antrim Commons Business Park, Lot 15, NorthPoint, in the amount of \$1,276,500.91. This will bring the original amount of \$14,100,000 down to \$12,823,499.09, which verification shall be received in the new amount for the reduction to be acknowledged. Dewberry (Township Engineer) has approved this reduction.

An Alleman/Baer motion passed 3-0-1 (*Heraty abstained.*) approving the bond renewal with increase for Waste Management. Per the agreement with Waste Management, the current Letter of Credit being held for \$1,380,000 shall increase by \$60,000 annually. A revised verification is needed to show the new total value of \$1,440,000 and shall be received no later than May 30, 2019.

A Heraty/Alleman motion passed 4-0 approving the Letter of Credit renewal in the same amount of \$57,947.55 for Super 8 Motel. The 10% increase will not be assessed because the site has been completed. The security cannot be reduced because the elevation of the driveway was not correct. Additional work needs to be done to ensure the stormwater will reach the stormwater controls.

A Baer/Alleman motion passed 4-0 approving a change to the Antrim Township Security Policy to require a developer to provide security to cover only the improvements that the Township would complete, which would include, but not be limited to: E&S controls, stormwater controls, grading, seeding, public improvements like sewer, water and roads. Items such as paving parking lots, site lighting, etc. would not be included. The Antrim Township Planning Commission recommends these changes to our Financial Security Policy.

The Antrim Township Zoning Officer informed the Board of Supervisors that the Antrim Township Planning Commission has made the recommendation to review the stormwater ordinance to allow a 24" separation from the infiltration bottom to bedrock. A draft of the ordinance is under review and this item will be addressed with the rest of the chapter.

The Public Works Director gave a short report, reporting the following: E.K. Services will have their crew out to Shanks Church Road to make roads corrections needed; Utilities Staff will be visiting two nearby sewer plants (Shippensburg and McConnellsburg) to tour their operations in preparation to Antrim's plant expansion project; collections and I&I repairs are ongoing; replacing the pumps in Pump Station #11; sewer plant operations are going well; with no relief in the rainfall counts, most likely will need to purchase nitrogen credits.

An Alleman/Heraty motion passed 4-0 approving Workers' Compensation for Rescue Hose Fire Police should they choose to participate in the multiple events presented in a request letter dated March 6, 2019 from the Waynesboro Police Department.

A Heraty/Alleman motion passed 4-0 approving the hiring of two full-time employees.

- Michael Pryor: Sewer Plant Operator
- Kurt Brockway: Utilities Technician I

A Heraty/Baer motion passed 4-0 affirming the Finance Committee recommendation to move banking services from BB&T to F&M Trust, and authorized staff to begin the process.

Baer announced that he was traveling on Route 11 and observed a pedestrian utilizing the crosswalk at Exit 3 from Sheetz, walking across Antrim Commons Drive.

Young reminded everyone that Tuesday, May 21, is primary election day.

Student Representative reported that Greencastle-Antrim graduation will be June 1 at 10:00 a.m.

Young called for Public Comment.

Robert Smith, 7498 Angle Road, commented that he is in full support of changing the stormwater ordinance to allow a 24" separation from the infiltration bottom to bedrock, stating that the Township shouldn't be any stricter than DEP requirements. Mr. Smith also stated that the Township residents will be double impacted by the stormwater fees as the School District will be passing their fee from the Borough of Greencastle to the residents.

Mr. Bragunier commented that he forgot to count himself as one of the cancer cases when he gave the statistics earlier in the meeting, so the count is eleven.

Alleman reminded everyone that Relay for Life is this weekend.

A Heraty/Baer motion passed 4-0 to adjourn the Regular Meeting, into Executive Session, at 8:09 p.m. for the purpose of discussing Real Estate matters and Potential Litigation.

Murray returned to the meeting at 8:24 p.m.

Heraty left the meeting at 8:45 p.m.

A Murray/Alleman motion passed 4-0 to adjourn the Executive Session, back into the Regular Session, at 9:48 p.m.

Young announced Real Estate matters and Potential Litigation were discussed with no motions to be made.

A Baer/Murray motion passed 4-0 to adjourn the Regular Meeting at 9:49 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary