

June 14, 2011 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS

REGULAR MEETING

June 14, 2011 7:00 p.m.

The Antrim Township Board of Supervisors held a regular meeting on Tuesday, June 14, 2011 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Vice Chairman James Byers, Supervisors Rick Baer, Fred Young III and Curtis Myers. Others attending the meeting included Solicitor John Lisko, Brad Graham, Township Administrator, and Sylvia House, Zoning Officer. Chairman Sam Miller was absent from the meeting.

Visitors: See the attached list.

Vice Chairman Byers called the meeting to order at 7:00 p.m. The meeting opened with a word of prayer followed by the Pledge of Allegiance.

Vice Chairman Byers called for Public Comment.

Tim Hogan from ATAPCO Properties addressed the Supervisors and the public that were present to let them know that plans would be on display at the Antrim Township Municipal Building along with maps for the I-81 Interchange project. Mr. Hogan noted that the contact information for comments will be with the plans.

A Baer/Young motion passed 4-0 (Miller was absent) to approve as written the regular meeting minutes from May 24, 2011.

A Baer/Young motion passed 3-1-0 (Miller was absent & Byers abstained) to approve as written the worksession meeting minutes from May 31, 2011 and the worksession meeting minutes from June 7, 2011.

A Baer/Young motion passed 4-0 (Miller was absent) to approve the bills on the Treasurer's reports dated June 14, 2011.

A Young/Baer motion passed 4-0 (Miller was absent) to approve a modification request from Chapter 126 for Manitowoc Cranes to allow them not to comply with stormwater since the property is too compacted from heavy equipment use.

Sylvia House, Zoning Officer addressed the Supervisors regarding a request we received for 12153 Carol Avenue. Mrs. House stated that their well collapsed and where they would need to put the new well is only 40' from their sewer lateral and our ordinance requires 50'. They are asking for a modification so they can install the new well since it is an emergency situation.

A Young/Myers motion passed 4-0 (Miller was absent) to approve a modification request for 12153 Carol Avenue to allow them to install their new well 40' from their sewer lateral since it is an emergency situation.

Mrs. House also addressed the Supervisors regarding a plan amendment for Nottingham that Interfaith Housing is requesting due to the loan product they will be offering to the buyers of lots. A representative from Interfaith Housing addressed the Supervisors and stated that the loan product they are offering is a US AG 502 Loan that is a construction to permanent loan where they settle on the lot and then construction funds are drawn down as the house is built. Supervisor Young asked if they would use local contractors. The representative responded that yes they always try to use local contractors. The reason they are asking for a plan amendment is because the notes on the Nottingham

plan state they may not sell the lots until the house is constructed and they want to sell the lot before the home is constructed. Solicitor John Lisko stated they could word the agreement that they can sell the lot prior to the home being constructed as long as Interfaith Housing remains as the general contractor until the home is constructed.

A Young/Baer motion passed 4-0 (Miller was absent) to approve a plan amendment for Nottingham to allow the agreement to state that Interfaith Housing can sell the lot prior to the home being constructed as long as Interfaith Housing remains as the general contractor until the home is constructed.

Mrs. House also addressed the Supervisors and stated that Interfaith Housing would like to purchase different lots than the 18 they were approved to purchase. Mrs. House thinks we should take out the number of lots and say they can buy any lots in the development. Otherwise if we say which lots they are going to purchase then the Zoning department will have to track them.

A Myers/Young motion passed 4-0 (Miller was absent) to allow Interfaith Housing to purchase as many lots as they want in Nottingham.

A Baer/Young motion passed 4-0 (Miller was absent) to approve the Vice Chairman to sign a Standard Stormwater Facilities Maintenance and Monitoring Agreement.

A Myers/Baer motion passed 4-0 (Miller was absent) to approve a preliminary plan for Antrim Commons Business Park Lot 9 so no bonding will be required.

A Baer/Myers motion passed 4-0 (Miller was absent) to approve a 180 day extension for the Greens of Greencastle Phase VI, a 298 lot residential subdivision on Castlegreen Drive to allow additional time to work on the engineering.

Item C on the agenda for South Dakota East for an extension request was tabled because we are still waiting for the extension request.

Mrs. House also addressed the Supervisors about revisions to the Dennis & Renee Rife plan to remove stormwater and add a note that it will be installed prior to occupancy. Mrs. House also noted that we have not received financial security yet so she is asking for the Supervisors to conditionally approve their plan.

A Myers/Baer motion passed 4-0 (Miller was absent) to conditionally approve a final plan for Dennis and Renee Rife, a Land Development on Guitner Road pending receipt of financial security.

A Baer/Myers motion passed 4-0 (Miller was absent) to approve a final plan for Barr Dairy Farm, an Agricultural Land Development on Hollowell Church Road.

Item F on the agenda for Olde Sycamore Estates for a final plan approval was tabled because we have not yet received approval from DEP.

A Myers/Young motion passed 4-0 (Miller was absent) to conditionally approve a final plan for Manitowoc Cranes for a Research and Development building pending addressing sewer comments and the approval of the sewer facilities.

Lee Royer addressed the Supervisors regarding the sewer comments for Manitowoc Cranes and stated that they are not connecting to the Township main line and it's an internal sewer line. Sylvia House, Zoning Officer responded that he just needs to respond back to Dewberry with this information and they will probably be okay with it.

A Baer/Young motion passed 4-0 (Miller was absent) to approve an exemption mailer to be sent to DEP for Augusta Properties LLC for 8 lots and 24 EDU's to be connected to the ATMA sewer system.

A Baer/Myers motion passed 4-0 (Miller was absent) to approve an exemption mailer to be sent to DEP

for Manitowoc Cranes to add 1 EDU for the Research and Development building they are adding to their site.

A Baer/Myers motion passed 4-0 (Miller was absent) to approve a Request from Planning Waiver Non-Building Declaration to be sent to DEP for Dean Heinbaugh since it is an existing duplex subdivision and will not create any additional EDU's.

Sylvia House, Zoning Officer addressed the Supervisors regarding a refund request from Sharon Zeis. She applied for a permit to put a trailer on her lot for her parents under the grandfather clause back in 2008 and never put the trailer on the lot. She asked for a refund at that time and she was told we do not give refunds. She then stated she was going to add an addition on to her house and we told her we would apply the money from the trailer permit to the permit for the addition. She never applied for the addition permit and three years has passed. She came to the Township office on May 23, 2011 asking for a refund of the \$170.60 that she paid for the original permit for the trailer. Mrs. House believes that too much time has passed to warrant a refund and if we do it for her then we will need to do it for others who apply for permits and never do the project. Mrs. House also stated that the permit fee covers staff time to fill out the permit paperwork, etc.

A Baer/Myers motion passed 4-0 (Miller was absent) to deny the request from Sharon Zeis for a refund of the \$170.60 for the permit fee applied for back in 2008 to put a trailer on her lot under the grandfather clause.

The Supervisors also directed Mrs. House to add language at the bottom of the land use permit application that says all fees are non-refundable.

A Baer/Myers motion passed 4-0 (Miller was absent) to renew a Letter of Credit for the same amount of \$18,117.00 due to the economy for Ron/Gene Ridge Road as long as the new bond is received no later than noon on July 8, 2011 or staff shall be authorized to pull the Letter of Credit.

Solicitor John Lisko announced he will need an Executive Session about Greenspring Valley PRD and Brad Graham, Township Administrator added that he needs one for personnel.

Brad Graham, Township Administrator addressed the Supervisors regarding the bids that were received for the Lehman Road Box Culvert project. He noted the lowest bid of \$182,296.00 that was received, he originally thought would be over what we budgeted but Antrim's portion is only \$104,000.00 and the rest will be paid by Guilford Township. Mr. Graham is asking the Supervisors to accept the lowest bid of \$182,296.00 from Fayetteville Contractors and to sign the Notice of Intent to Award.

A Baer/Myers motion passed 4-0 (Miller was absent) to accept the lowest bid of \$182,296.00 from Fayetteville Contractors and to sign the Notice of Intent to Award for the Lehman Road Box Culvert project.

Mary Klein, Township Secretary addressed the Supervisors about using G.H. Harris for the collection of delinquent per capita taxes for the 2010 tax year. Supervisor Young asked if anyone has ever solicited the Township for this business. Ms. Klein responded that she has never received anything from any other tax collectors and the collection fees charged by G.H. Harris get charged back to the taxpayer.

A Baer/Young motion passed 4-0 (Miller was absent) to approve the use of G.H. Harris for the collection of delinquent per capita taxes for the 2010 tax year.

Ms. Klein also addressed the Supervisors regarding a list of prior year per capita tax exonerations that G.H. Harris would like us to approve. Vice Chairman Byers asked what Ms. Klein thinks about the list of exonerations. Ms. Klein responded that most of them are either people who moved away and cannot be located or elderly residents on a fixed income that cannot afford to pay the tax. She also noted these

exonerations are from tax years 2001 thru 2009.

A Baer/Young motion passed 4-0 (Miller was absent) to approve the list of tax exonerations from the 2001 thru 2009 tax years that were submitted for exonerated by G.H. Harris for various reasons including people who moved away and cannot be located or elderly residents on a fixed income that cannot afford to pay the tax.

A Myers/Byers motion passed 4-0 (Miller was absent) to adjourn into Executive Session at 7:39 p.m.

A Baer/Young motion passed 4-0 (Miller was absent) to adjourn the Executive Session and resume the regular meeting at 7:50 p.m.

Solicitor Lisko announced that the Executive Session was about the Greenspring Valley PRD and personnel.

A Myers/Young motion passed 4-0 (Miller was absent) to approve the hiring of a Public Works Director, with the name to be released upon notification to their previous employer.

A Baer/Young motion passed 4-0 (Miller was absent) to adjourn the regular meeting at 7:52 p.m.

Respectfully Submitted,

Mary A. Klein

Secretary