

# **March 12, 2013 - Board of Supervisors Regular Meeting**

Minutes of the Antrim Township Supervisors

Regular Meeting

March 12, 2013 7:00 PM

The Antrim Township Board of Supervisors met Tuesday, March 12, 2013 in the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following present: Fred Young (Chairman), Pat Heraty (Vice Chairman), Rick Baer, James Byers, John Alleman, Brad Graham (Administrator), Sylvia House (Zoning/Code Enforcement Officer), Jennifer Becknell (Secretary) and Lorraine Armstrong (Student Representative).

Young called the meeting to order at 7:01 p.m. and reminded the audience that our meetings are audio recorded and posted to our website.

Young welcomed the large crowd of Boy Scouts to the Township meeting and encouraged them to ask questions.

Young called on Life Scout Tyler Douglas to open the meeting with prayer.

Young called on Life Scout Kyle Taylor to lead the Pledge of Allegiance to the Flag.

Young opened the floor to Public Comment. There were none.

A Heraty/Alleman motion passed 4-0-1 (James Byers abstained) to approve the minutes from the February 26, 2013 Work Session.

A Heraty/Baer motion passed 4-0-1 (James Byers abstained) to approve the minutes from the February 26, 2013 Regular Meeting.

A Heraty/Byers motion passed 5-0 to approve the bills as they appear on the Treasurer's Report dated March 12, 2013.

Under visitors, Lana Gordon with Caring Hands Personal Care Homes and Nursing Services, LLC, came forward to answer questions concerning the request for conditional use for a Personal Care Home located at 7465 Angle Road, Chambersburg, PA. Gordon had previously presented a presentation to the Antrim Township Planning Commission (ATPC). The ATPC had a concern about parking. Gordon explained that a Personal Care Home is for people who can live on their own, but probably shouldn't. For example, a resident would be in need of assistance with certain tasks, such as bathing. This property is zoned AR (Agricultural Residential) which provides for geriatric centers, nursing homes and the like as a conditional use. Gordon will submit a conditional use application, then a hearing will be held for final approval, at which point the Township can put conditions on if necessary. Gordon answered many questions, such as this facility: may eventually accommodate a MAX of 20 residents; has 6 bathrooms; will be closely modeled after Heritage Hills; will have a contract that states that when a resident goes beyond the basic care requirements, they will no longer be eligible to stay; will not later turn into a nursing home, as it is not a good location for one; will be staffed by Gordon (RN) and a Certified Nursing Assistant.

A Baer/Heraty motion passed 5-0 granting a stormwater exemption request to Patricia Valentine for her property on Buchanan Trail West, with the plan note corrected. This is a standard exemption request for a single family home and meets the requirements of our ordinance. Both Dewberry and the ATPC (Antrim Township Planning Commission) recommended granting this exemption, upon the correction of a note on the plan.

The Supervisors tabled the stormwater modification request on the World Kitchen expansion, as the Township has not heard from Dewberry on their findings concerning groundwater infiltration.

A Heraty/Alleman motion passed 5-0 granting a conditional land development plan approval to Sheetz at Antrim Commons Business Park, pending receipt of financial security in the amount of \$1,119,002.50, the repair and improvement (R&I) charge in the amount of \$49,632.00, the stormwater maintenance and monitoring agreement. The Township has received the approval letter from FCCD (Franklin County Conservation District). Sheetz desired the plan approval before providing the financial security and R&I charge.

A Byers/Heraty motion passed 5-0 granting a conditional land development plan approval to Hollowell Brethren in Christ Church, pending the receipt of their financial security in the amount of \$26,224.00 and they must pave their parking within two (2) years. This plan is to expand the Church's parking.

A Baer/Heraty motion passed 5-0 granting approval of the Stephen and Lucille Martin plan for Trolley Road/Leitersburg Road. This is a 1 lot subdivision in an agricultural subdivision.

A Heraty/Alleman motion passed 5-0 granting a conditional approval for a land development plan to Rail Hub One on Antrim Commons Drive pending receipt of financial security, stormwater approval, GAFCWA approval and satisfaction of staff comments. This plan is to put the rail spur into Hub One. The ATPC gave a favorable recommendation, but would not sign the plans as the owner's statement and engineering certifications are not signed.

A Heraty/Baer motion passed 5-0 granting conditional approval of a land development plan for Antrim Commons Business Park Stream Crossing, on Milnor Road, for the rail spur to cross the stream pending the receipt of financial security, stormwater approval, GAFCWA approval, DEP approval and Army Corp of Engineers approval.

A Heraty/Baer motion passed 5-0 granting permission to add additional pages to the Antrim Commons Business Park (ACBP) - Lot 9 preliminary plans for Fill Site. ACBP has submitted sketches to the Township for our engineers to review, which they found adequate.

A Baer/Alleman motion passed 5-0 to pass Resolution # 252 to approve SFPM (Sewer Facility Planning Module) for Patricia Valentine, a single family home connection to our sewer system. This resolution will be sent to DEP for approval.

A Baer/Heraty motion passed 5-0 granting authorization to send to DEP the RFPW- NBD (Request for Planning Waiver – Non Building Declaration) for World Kitchen expansion. No change to their current flows are projected at this time for the Phase I construction.

A Byers/Heraty motion passed 5-0 granting a reduction to the Letter of Credit (LOC) for Hub One. Dewberry inspected the property and noted that the LOC (# 18118320-00-000) which is currently in the amount of \$3,693,537.10, can be reduced by \$1,778,628.83. The new amount of the LOC would be \$1,914,908.27.

A Baer/Alleman motion passed 5-0 stating that Kingsbrook Meadow has until noon on March 19, 2013 to submit a renewal of their Letter of Credit, as the LOC (#2014) is up for renewal in the amount of \$467,523.05. If the Township does not receive this renewed LOC, staff shall be authorized to draw on the LOC.

Young asked the audience if they had any questions so far in the meeting. One Scout leader asked the Supervisors what are our roles at the Township. Young responded by saying they would answer that question right before adjournment.

A Byers/Baer motion passed 5-0 granting the request by Community Grace Church to use Fire Police at

the Eggsplosion event, set for March 23, 2013 at the Antrim Township Community Park.

A Heraty/Baer motion passed 5-0 to award the Operation of the Concession Stand at the Antrim Township Community Park to Della Koons (Waynesboro) for the 2013 season, pending final check on references and the receipt of proof of insurance and certificates. Koons was the highest proposal, out of the two proposals received, at 9% of gross profits.

A Heraty/Byers motion passed 5-0 approving the purchase and installation of the Softball Complex Safety Netting. The Township had budgeted \$20,000 for this project, and after receiving the actual pricing, the project will come in around \$12,000. The netting and mounting hardware will come from BSN Sports, and the installation of mounting posts/additional hardware cables will be supplied by A Plus Fencing.

A Baer/Heraty motion passed 5-0 granting the administrator approval to hire, if the need arises, Part Time personnel for Grounds Maintenance (field maintenance and mowing at the Park), Host Municipal Inspector (refilling the position due to a change of duties for the previous HMI) and Summer Staff (general labor and possibly some office assistance for scanning).

A Heraty/Baer motion passed 5-0 authorizing the administrator to advertise for bids for Paving, Culverts, and Culvert Replacement. These projects have all been budgeted for and we are bidding them out separate in an effort to save some money for the Township.

A Heraty/Alleman motion passed 5-0 authorizing staff to send out the 2013 Park Grant notification letters to all past applicants, issue news release and post to our website. The Township has budgeted \$32,000 for Park Grants and is open to all non-profit groups or organizations for the benefit of all residents of the Township. Once the applications are received, the Park Committee will make the final decision to who will be awarded.

A Heraty/Baer motion passed 5-0 authorizing the Chairman to sign a letter recognizing GAL S (Greencastle Antrim Ladies Softball) as a non-profit organization.

A Heraty/Alleman motion passed 5-0 authorizing the Chairman to sign an Eagle Scout Proclamation for Zachary Hain to be presented at the Court of Honor ceremony set for April 27, 2013.

A Scout leader stated that the nationwide statistic for the number of young men that achieve the rank of Eagle Scout is 3 %, and for our council district it is 10%.

Supervisor Baer took a moment to recognize our Student Representative, Lorraine Armstrong, as she has recently committed to play field hockey for Bellarmine University in Louisville, KY.

Supervisor Alleman announced that the 2-way radios used by the Township will have an upgrade, adding new channels. There will be classes conducted to teach the new way to operate the radios. The Township will send two representatives (Brad Graham and Road Master/Park Director, which is to be hired soon) to attend these classes and then come back to educate the remaining users.

Young explained the duties of the Township and the Supervisors, stating that the Township regulates growth to be in designated areas, maintain the roads, maintain the water and sewer systems, and maintain the parks for the Township. Young went into great detail about the various departments we have and their duties.

Young announced a joint meeting with the Township, School Board and Borough set for March 25, 2013 at 6:00 at the Middle School Library.

Baer spoke to applaud the men and women in the audience that have taken the time to teach and share things of the outdoors, giving the Scouts an option from sitting indoors, behind a computer.

Mrs. Smith asked for clarification on the conditional use proposal for a Personal Care Home. Young

stated that the ordinance allows for a related type of business (nursing home and assisted living), but a hearing will be held to proceed with this proposed request and the details would be worked through at that time and forum.

A citizen stated that he is concerned about the flight plan of the helicopter for the Eggspllosion event for March 23, as there is a lot of small aircraft activity in the area on weekends. He would also like to know how they are going to prevent the eggs being dropped from being pulled back into the air intake. Graham assured the concerned citizen that these details would be discussed.

Another citizen spoke of the nuisance he is experiencing with low flying ultra lights down the Grant Shook area, towards Anna Mae Drive. Young explained that there is not much we can do other than take these complaints and give them to the State Police to investigate.

Young announced that an Executive Session will be held following the Regular Meeting to discuss personnel matters.

A Heraty/Baer motion passed 5-0 to adjourn the Regular Meeting at 8:18 p.m.

A Heraty/Baer motion passed 5-0 to enter into an Executive Session at 8:18 p.m.

A Heraty/Baer motion passed 5-0 to adjourn the Executive Session, back into Regular Meeting at 9:48 p.m.

Young announced that during the Executive Session they discussed personnel issues and conducted two interviews for the Road Master/Park Director position.

A Heraty/Alleman motion passed 3-1-1 to make a contingent offer to a candidate "B"(the second interview) for the position of Road Master/Park Director, pending successful completion of all pre-employment screenings and background checks. A roll call vote was taken, with the following results: James Byers-Yes; John Alleman-Yes, Rick Baer-No; Pat Heraty-Yes; Fred Young-Abstained.

A Heraty/Baer motion passed to adjourn the Regular Meeting at 9:51 p.m.

Respectfully submitted,

Jennifer Becknell

Board of Supervisors Secretary