

May 14, 2013 - May 14, 2013 Minutes for Board of Supervisors

Minutes of the Antrim Township Supervisors

Regular Meeting

May 14, 2013 7:00 PM

The Antrim Township Board of Supervisors met Tuesday, May 14, 2013 in the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following present: Fred Young (Chairman), Rick Baer, James Byers (arriving late), John Alleman, Sylvia House (Zoning/Code Enforcement Officer), Brad Graham (Administrator), John Lisko (Solicitor), Lorraine Armstrong (Student Representative) and Jennifer Becknell (Secretary); *Pat Heraty (Vice Chairman)- absent.*

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 opened the meeting with prayer, which was then followed with the Pledge of Allegiance to the Flag.

Young welcomed the students in the audience to the meeting.

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

Young asked to skip the approval of the April 30, 2013 minutes until Supervisor Byers arrives.

A Baer/Alleman motion passed 3-0 to approve the bills as they appear on the Treasurer's Report dated May 14, 2013.

A Baer/Alleman motion passed 3-0 granting a stormwater exemption request to Grove. Grove is expanding their plate shop over an existing impervious area. Dewberry and the ATPC (Antrim Township Planning Commission) agree that it will not contribute to their existing stormwater controls, thus the Supervisors granted the exemption.

An Alleman/Baer motion passed 3-0 granting John Beltz a modification from §110-49 for Rolling Hills PRD lots 129, 130, 131, 132, 133 and 134. Beltz purchased these lots along Emily's Court in Rolling Hills and the wells were already drilled. The requirement for a well is that they are to be 20' in distance from the principle structure. Beltz stated that the wells cannot be relocated to another location and meet all the well regulations. Thus the Supervisors granted this modification. Young added that he would like the Township to notify the previous property owner of the requirements for the wells..

A Baer/Alleman motion passed 3-0 granting a plan amendment request to Nextow. Due to economy, Nextow will not be adding storage units to their property at this time and has requested to add a note to the plan stating that financial security shall be in place before earthmoving activities for this project can commence. Once the boxes that sit on this property now are removed, we can release his current certified check. Alleman made a request of the staff to ask them to place an address number on the building.

A Baer/Alleman motion passed 3-0 granting Heritage Hills a plan extension request. The bank has requested a 270 day extension. They have a potential buyer and would like to keep this approval. The ATPC recommended granting this extension.

A Baer/Alleman motion passed 3-0 granting Greens of Greencastle Phase VI a plan extension request. The developer has requested a 180 day extension to address comments. The ATPC recommended granting this extension.

An Alleman/Baer motion passed 3-0 granting Century Commercial Park a plan extension request. The developer has requested a 180 day extension to address comments. The ATPC recommended granting this extension.

A Baer/Alleman motion passed 3-0 approving the Land Development plan (final) for Grove US Plate Shop, Buchanan Trail East. This is an expansion to the existing plate shop.

A Baer/Alleman motion passed 3-0 approving the 1 lot Subdivision plan (final) for Greens of Greencastle, Golf Vista Drive lots 93, 94, and 95. This is a simple residential lot addition.

An Alleman/Baer motion passed 3-0 approving the 1 lot Subdivision plan (final) for Patricia Deardorff, Antrim Church Road. This is a simple residential lot addition.

An Alleman/Baer motion passed 3-0 approving the 1 lot Subdivision plan (final) for J. Thomas Shook, Grant Shook Road. This is a simple residential lot addition.

An Alleman/Baer motion passed 3-0 granting authorization for staff to send to DEP the RFPW-NBD (Request for Planning Waiver-Non Building Declaration) for Greens of Greencastle, Golf Vista Drive lots 93, 94, and 95.

A Baer/Alleman motion passed 3-0 granting authorization for staff to send to DEP the RFPW-NBD for Patricia Deardorff.

An Alleman/Baer motion passed 3-0 granting authorization for staff to send to DEP the RFPW-NBD for J. Thomas Shook.

A hearing date/time of June 11, 2013, at 7:30 PM, was set by the Supervisors for a Conditional Use Hearing for the property located at 8642 Molly Pitcher Highway. The Township received a Conditional Use Application from Hub Scrap which deals in scrap metal.

Supervisor Byers arrived at 7:20, during the discussion of the following topic.

After much discussion, it was decided by the Supervisors to not present an argument at the Zoning Hearing for 7465 Angle Road. The Zoning Hearing is set for June 13, 2013 at 7:00 PM to hear a Zoning Appeal and Variance for a personal care home use for the Wishard property.

An Alleman/Baer motion passed 4-0 authorizing a reduction in the bond to the amount the engineer recommends necessary for Antrim Commons Phase II. Bond number 9001308 in the amount of \$1,196,613.00 is due to expire on May 28, 2013 and Antrim Commons Phase II has requested an inspection by Dewberry to reduce the bond. The revised bond shall be received no later than noon on Friday, May 24, 2013 or staff shall be authorized to call the bond.

A Baer/Alleman motion passed 4-0 authorizing an extension on the Letter of Credit (LOC) for Pleasant Walk Estates. LOC number 60003216086 in the amount of \$82,692.00 is due to expire on June 5, 2013. The renewed LOC in the same amount would need to be received no later than noon on June 4, 2013 or staff shall be authorized to draw on the LOC.

Byers stated that he wanted to go on record requesting that the engineers inspect closely for damage at the Antrim Commons Phase II property location where the dump trucks may have used to cross over the blacktop.

Bob Coladonato asked if there is a fee charged for writing a Zoning determination letter. House replied that there is no fee charged for such letters, stating that the only letters that we charge for are verifications of timeframes for permits and plans.

A Byers/Alleman motion passed 3-0-1 (*Baer abstained as he was absent from prior meeting*) to

approve the minutes from the April 30, 2013 Regular Meeting.

John Lisko called for an Executive Meeting.

Graham informed the Supervisors about a road in Heritage Estates West (HEW) development that is causing controversy. There is a street in HEW that is supposed to connect to one of the streets in Heritage Estates, and there is an issue between the developer of HEW and the property owner that owns the right-of-way (ROW) that the street needs to pass through to connect. The water lines have been put in the ground and were ready to be dedicated but the property owner does not want to provide the ROW for the road and water lines. The Township's concern is the completion of paving the road. Graham stated that the Township's requirements for dedication of the road would provide for completion of the paving up to the boundary of the Township and Borough. Any remaining unpaved roadway would then be within the Borough and be their responsibility.

An Alleman/Baer motion passed 4-0 granting permission of an Escalator Clause in the Paving Bid, which is a requirement of PennDOT if we are using our State Funds. If the price of asphalt drops it will be reflected in a lower cost than the original amount bid..

A Baer/Byers motion passed 4-0 approving the Paving Bid to be awarded to Valley Quarries, Inc. Valley Quarries was the low total bidder at \$938,939.57. Four bid packets were given and three completed bids were submitted. The roads covered in this Paving Bid are: Lehman Road, Antrim Church Road, State Line Road, (north section), Marion Road, Albert Avenue, Hazel Drive, Kline Drive and Willowdale Road (section that was damaged, from Fletcher to second rise in road).

Graham opened a discussion about the restricted use of Martins Mill Bridge (MMB) Park for Summer 2013. The Supervisors decided to go ahead and allow rentals for weekends at MMB Park but tell the renter's up front that there could be some unforeseen access problems due to the renovations taking place on the bridge. Graham will direct the engineer to include in the specifications that the contractor will ensure that the road to the MMB Park is accessible on the weekends for the renter's and for emergency vehicles. Baer also suggested that this renovation period would be a good time to complete the two culvert projects at MMB. Graham responded by stating the Township is waiting on headwalls to be delivered and will be completed by our staff. Alleman suggested giving the Old Home Week committee a letter stating what is happening with the renovations at MMB, what they can expect at the site, and what is allowed.

A Baer/Alleman motion passed 4-0 authorizing the purchase of a Utility Vehicle (Polaris Ranger 500) from Stoneham's for \$8,894.46. This will replace the Gator that has been used by the Road Dept., but now will be utilized by the Sewer Department. The Polaris has a "turf mode" (single/two-wheel drive) that is designed to minimize the grass disturbance. The Polaris will be functional for dragging the infields, where the Gator was not. \$10,000 was budgeted in 2013 for this item .

A Baer/Young motion passed 4-0 approving the staff to advertise for bids to Replace Garage Doors, as they are failing.

Young asked how close is the Township to putting out to bid the building renovations. Graham responded by stating that we are waiting on the Building Inspector to finish reviewing the plans.

Young asked Lorraine Armstrong how much longer she will be with us as our Student Representative, as she is a senior. Armstrong said she would attend the upcoming Zoning Hearing meetings.

Young called for final Public Comments. Robert Smith inquired about any programs for the proper disposal of hazardous materials (such as pesticides/solvents) and paint. Graham will check into this for Franklin County and respond back to Smith.

Young made a comment to the fact that the flag and rope from Martins Mill Bridge Park had been

stolen.

A Baer/Alleman motion passed 4-0 to adjourn into Executive Session at 8:04 PM.

Vice Chairman Heraty arrived during the Executive Session.

An Alleman/Heraty motion passed 5-0 to adjourn the Executive Session back into the Regular Session at 8:43 PM.

Young announced that litigation and personnel matters were discussed during the Executive Session.

A Young/Baer motion passed 4-0-1 (*Heraty abstained*) authorizing Solicitor Lisko to take necessary actions to drop the Civil case against Brett Crown.

A Baer/Heraty motion passed 5-0 to adjourn the Regular Session at 8:45 PM.

Respectfully submitted,

Jennifer Becknell

Board of Supervisors Secretary