

March 10, 2015 - Board of Supervisors Minutes

Minutes of the Antrim Township Supervisors
Regular Meeting
March 10, 2015 7:00 PM

The Antrim Township Board of Supervisors met Tuesday, March 10, 2015 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: John Alleman, Chairman; Fred Young, James Byers and Pat Heraty. Also attending were: Brad Graham, Administrator; Sylvia House, Zoning/Code Enforcement Officer; Carl Rundquist, Public Works Director; Jennifer Becknell, Secretary; Claudia Hissong, Student Representative. (*Rick Baer, Vice Chairman was absent.*)

Alleman called the meeting to order at 7:02 p.m. and reminded the audience that meetings are audio recorded and posted to the Township website.

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

Alleman called for Public Comment. There was none.

A Heraty/Young motion passed 4-0 approving the minutes from the February 24, 2015 Regular meeting.

A Heraty/Young motion passed 4-0 approving payment of the bills on the Treasurer's reports dated March 10, 2015.

No visitors.

A Heraty/Young motion passed 4-0 approving the modification from paving request for the John and Debbie Hoffman land development plan located along Molly Pitcher Highway. The driveway area of this site will be paved with the remaining to be gravel. The Antrim Township Planning Commission recommended granting this modification request from paving.

A Young/Byers motion passed 4-0 approving the modification from §126-10 dewatering request for the John and Debbie Hoffman land development plan located along Molly Pitcher Highway. The Township's engineer (Dewberry) made the recommendation that the dewatering limit of 48 hours would be acceptable at 72 hours for this location. Dewberry did express concerns about the infiltration process due to the rock out crops and the potential for creating sinkholes.

An Alleman/Young motion passed 4-0 to table the second portion of the John and Debbie Hoffman modification from § 126-10 infiltration request concerning the rock out crops until the comments from Dewberry can be addressed properly.

A Heraty/Young motion passed 4-0 approving the modification from § 125-14(A) scale of plan request for Rodney Shaffer, a residential lot subdivision along Grant Shook Road. This will allow for the use of a 100 foot scale to be used on the plan verses the required 50 foot scale. The Antrim Township Planning Commission recommended granting this modification.

The Supervisors tabled the stormwater exemption request as provided in § 126-5 for Rodney Shaffer, a residential lot subdivision along Grant Shook Road as additional detail is requested by the Township engineer.

A Young/Heraty motion passed 4-0 approving the modification from § 125-17(C)(3)(b)(1) for Rodney Shaffer a residential lot subdivision along Grant Shook Road. This will allow existing drives to cross property lines. The Antrim Township Planning Commission recommended granting this modification.

A Young/Byers motion passed 4-0 approving the modification from § 125-13(B)(4) for Rodney Shaffer, a residential lot subdivision along Grant Shook Road. A house will be moved from one lot to another newly created lot. The existing lot will be a lot addition to adjacent lands. The Supervisors stated that since no additional lot is being created that could result in a new dwelling, Mr. Shaffer shall be exempt from paying the \$500.00 Recreation Fee to the Township. The Antrim Township Planning Commission was not in support of waiving the payment of the Recreation Fee.

A Young/Heraty motion passed 4-0 approving the modification request from § 125, § 126 and § 125-17(D)(10) for Towns on Hykes Road for a play lot parking lot. The developer is requesting to construct a small parking lot on the community play lot that will back out into this low volume road called Chloe Circle. This motion will relieve the developer from submitting a land development plan for the small parking area, from providing stormwater management since the amount of stormwater created will not negatively affect the existing stormwater controls and waive the requirement that the lot be separated from the road way by a 10 foot landscaped area because the road is not a through road and will only be used by the residents of that community. The Antrim Township Planning Commission recommended granting this modification as this is not a through street, even in the future, and will not connect two separate roads.

A Heraty/Young motion passed 4-0 approving the 2 lot subdivision and road construction plan for Antrim Commons Business Park (ACBP) lots 12, 13 and Ebberts Spring Court, Phase I. This motion is contingent on the pending confirmation from GAFCWA (Greencastle Area Franklin County Water Authority) that they are satisfied with the relocation of a water stub as a result of relocating the sidewalk.

A Heraty/Young motion passed 4-0 authorizing the Chairman to sign the standard stormwater maintenance and monitoring agreement for the Summit Health plan, Antrim Commons Drive.

A Young/Heraty motion passed 4-0 approving the plan for Summit Health, Antrim Commons Drive, pending the receipt of financial security. This decision comes after an on site meeting was held on March 2, 2015 where those who attended (two Township Supervisors, various Township staff, Chairman of the Antrim Township Planning Commission, representatives from ATAPCO and Brian Salzmann) agreed to relocate the sidewalk to run along the private access for the Summit Health site where it would then run along Ebberts Spring Court to Antrim Commons Drive where a pedestrian crossing would be provided to the Sheetz site. Antrim Commons Drive will not have a sidewalk along either side of the street. The Antrim Township Zoning Officer requested that the following points that were made on behalf of the Township during the February 26, 2015 conference call with PennDOT be made part of the official minutes:

- The Township engineer for the I-81 Exit 3 project did not have any recollection of there being a concern with pedestrian crossings at the Antrim Commons Drive and Route 11 intersection. An email shows that Penn DOT asked McMahon to check with the Township about what we wanted for crossings at this intersection during the Exit 3 redesign.
- The pedestrian crossing requested does not cross the on ramp.
- The pedestrian crossing is **outside** the limited access right of way.
- The existing pedestrian crossing on the east side of the intersection is within the limited access right of way and was permitted.
- Typically a side street is required to be 200' from a ramp. This intersection is unique and Antrim Commons Drive was allowed to be placed where it is. We

request the same consideration for the pedestrian crossing.

- Penn DOT is supposed to Partner with Townships and we are supposed to work together. The Zoning Officer does not feel we are working together for a solution.
- The requested crossing is in accordance with our Ordinance, our Comprehensive Plan, the County Comprehensive plan and our Official Map.
- Crossing the swale is not unheard of. There will need to be grading and a culvert. Though this may not be easy, it is not an unachievable expectation.
- The distance from the corner to the rescue island is not too great a distance.
- The spot for the pedestrians to wait would be between 2 signal poles. A truck would need to hit the poles to hit a pedestrian.

A Heraty/Byers motion passed 4-0 approving the 180 day plan extension request for WCN Properties land development plan located along Hykes Road. The Antrim Township Planning Commission recommended granting this request to allow time to continue to assess road improvements.

A Heraty/Young motion passed 4-0 approving the 180 day plan extension request for Fayetteville Contractors land development plan located along Molly Pitcher Highway. The Antrim Township Planning Commission recommended granting this request to allow time to obtain their NPDES permit and address Township comments.

A Heraty/Byers motion passed 4-0 approving the 180 day plan extension request for Miller and Elaine Martin (Clyde Martin) agricultural land development plan along Zarger Road. The Antrim Township Planning Commission recommended granting this request to allow time to make revisions to the plan per Township review comments.

The plan approval for Bradley M. Mann, Duplex Subdivision, Oakley Lane, was tabled as fees were not received into the Township to date.

A Heraty/Young motion passed 4-0 authorizing staff to send the RFPW-NBD (Request From Planning Waiver Non Building Declaration) to DEP (Department of Environmental Protection) for the WCN Properties LP subdivision plan located along Hykes Road, which is an agricultural lot addition.

A Heraty/Young motion passed 4-0 authorizing staff to send the SFPM (Sewer Facilities Planning Module) to DEP for the Rodney Shaffer residential subdivision plan located along Grant Shook Road, which is a single residential lot with on-lot septic.

A Young/Heraty motion passed 4-0 to approving the request by Heritage Estates West to reconsider requiring the annual 10% increase in the financial security. The Supervisors stated that if our engineer firm (Dewberry) can confirm that the current amount of the Letter of Credit is sufficient the Township will forgo adding the annual increase of 10%. If the original Letter of Credit, in the amount of \$378,133.34, or the increased amount as determined by Dewberry is not renewed by noon on March 13, 2015, the Township shall be authorized to draw on the Letter of Credit.

A Young/Heraty motion passed 4-0 authorizing staff to contact Barton and Loguidice by letter on the behalf of the Supervisors to request that they remove any reference of Lee Royer from the AJ Stove and Pellets land development plan. Mr. Royer prepared a plan for ARJO Rentals Three LLC which is Archie Jones, who recently submitted AJ Stove and Pellets prepared by Barton and Loguidice for the same property. The sheet entitled "overall site and general notes" is a sheet that was taken from the plan prepared by Lee Royer in which Barton and Loguidice put their title block on, but kept Mr. Royer's signature and seal without Mr. Royer's permission.

A Byers/Heraty motion passed 4-0 authorizing staff to advertise for limit modifications to Chapter 111, which is the Pretreatment Ordinance. A requirement for the Townships NPDES (National Pollution Discharge Elimination System) permit is that the Township conduct a Headworks Analysis, which is an in depth sampling process of the waste water. The Headworks Analysis has been completed by GHD from Harrisburg, PA and results have changed the Townships limits. The Township needs to advertise to insert these new values into our existing ordinance.

An Alleman/Heraty motion passed 4-0 approving the use of Township roads for the Flannery's Pub Run and Memorial Day Parade and for Workers Comp coverage for Rescue Hose Co. Fire Police during these events should they choose to participate.

Graham called for an Executive Session to discuss a personnel matter with no decision to be announced afterwards.

Hissong announced that the National Honor Society had a dodge ball tournament which raised almost \$450.00. The winner of tournament had the privilege of announcing which charity the funds raised would support. The tournament money will go to Relay for Life in honor of the Greencastle Antrim Middle School gym teacher, Mrs. Muller.

Young wished Dianne Smith well on her bid for the Elected Auditor's position.

A Young/Heraty motion passed 4-0 to adjourn the Regular Session into Executive Session at 7:48 p.m.

A Heraty/Young motion passed 4-0 to adjourn the Executive Session back into the Regular Session at 8:23 p.m.

Alleman announced that a personnel matter was discussed and no decision was made to announce.

A Heraty/Young motion passed 4-0 to adjourn the Regular Session at 8:24 p.m.

Respectfully submitted,

Jennifer Becknell

Board of Supervisors Secretary