

Minutes of the Antrim Township Supervisors
Regular Meeting with Conditional Use Hearing

November 13, 2018

7:00 P.M.

The Antrim Township Board of Supervisors met Tuesday, November 13, 2018 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following members present: Chad Murray, Chairman; Pat Heraty, Vice-Chairman; John Alleman, Fred Young and Rick Baer. The following members of the Antrim Township Planning Commission were in attendance: Joel Wenger, Chairman; Richard Walck, Vice Chairman; Delbert Myers; Larry Eberly; and Deborah Hoff, Solicitor. Others attending included Sylvia House, Zoning/Code Enforcement Officer; Brad Graham, Administrator; Roger Nowell, Public Works Director; Jennifer Becknell, Secretary; Jordan Manahan, Student Representative; and Jodi Lambert, Court Reporter.

Audience members included (according to the sign-in sheet): Loren and Carissa Martin; Cedric and Nikki Martin; Tim Hogan; Lucinda Custer; Crystal Kuhns; Ruth Kuhns; Landis and Virginia Stains; Zachary Mills; Cindy Rotz; Bob and Dianne Smith; Steve Smith; Harold and Ella Horst; Lora Koons; Lee Royer; Kimberly Travis; David and Cathy Pence; Bob Coladonato; Tim Koch; Will and Jamie Reynolds; Steve and Sandy Delaney; Gillian Wenger; Daniel Barrett; Ed Wine; Rodney Eberly; DeRay and Karen Gible; Travis and Jennifer Knable; John and Blossom Widder; Lisa Eby; William and Angela Monn; Jim Marshall; Matt, Emily and Lincoln Widder; Gavin Martin; Justin and Dusty Cradduck; Carlene Eby; Alisa Miller; Barb Beaver; Delmer Lehman; Rich and Evelyn Melius; Mike and Heather Carey; Shaun Hardy; Mark Keck; Jennifer Everetts.

Chairman Murray called the meeting to order at 7:03 p.m. and stated that meetings are audio recorded.

The meeting opened with prayer offered by Administrator Graham followed by the Pledge of Allegiance.

Murray called for public comment, for anyone who is not on the agenda or here for the Conditional Use Hearing. There was none.

A Heraty/Alleman motion passed 5-0 to approve the minutes from the October 23, 2018 Regular meeting.

A Baer/Heraty motion passed 5-0 to approve the minutes from the October 30, 2018 Budget Work Session meeting.

An Alleman/Baer motion passed 4-0-1 (*Heraty abstained as he did not attend the meeting*) to approve the minutes from the November 6, 2018 Budget Work Session meeting.

An Alleman/Heraty motion passed 5-0 to authorize the payment of all bills as listed on the Treasurer's Report dated November 13, 2018.

A Heraty/Alleman motion passed 5-0 to recess the Regular meeting of the Board of Supervisors at 7:07 p.m.

A Walck/Eberly motion passed 4-0 to call the Planning Commission Special Meeting to order at 7:08 p.m., November 13, 2018 for the purpose of hearing testimony for the 7465 Angle Road location for Monarch's Way, an at-will residential school for at-risk girls between the ages of 11-17 who desire to change their lives.

A Walck/Eberly motion passed 4-0 to open the Public Hearing at 7:08 p.m.

Antrim Township Board of Supervisors' Chairman Murray called the November 13, 2018 Public Hearing to order for the purpose of hearing testimony for the 7465 Angle Road location for Monarch's Way, an at-will residential school for at-risk girls between the ages of 11-17 who desire to change their lives.

Chairman Murray asked audience members wishing to testify to stand and be sworn in. Murray directed that all testimony should be presented directly to the Planning Commission and the Board of Supervisors by those who have been sworn in and asked that those testifying please clearly state your name and address before speaking.

Chairman Murray first called on the Applicant, Carissa Martin of Monarch's Way for testimony, who outlined the four pillars of the school's program as: Academic Achievement; Core Culture Disciplines; Counseling and Coaching; and Family Environment.

Chairman Murray gave both the Planning Commission and the Board of Supervisors an opportunity to ask questions of the applicant.

Chairman Murray opened the floor to hear testimony from the audience. Many testimonies were given, from both supporters of the school and non-supporters of the location of 7465 Angle Road for the school.

Chairman Murray called on the Zoning Officer for testimony. House read into record two emails she received, both being in support of the proposed Monarch's Way school. House stated that the hearing was advertised in accordance with the law, all surrounding property owners to 7465 Angle Road were given public notice, and all documentation given to the Board of Supervisors has been shared with both the applicant and Attorney Ed Wine. House stated that the conditional use of a school is a permitted use in the Ag zoning and the only way to deny this application for this conditional use is to prove beyond reasonable doubt that it is not a school. The ordinance allows for the Supervisors to place conditions on a conditional use.

Upon hearing all public comments and satisfactory responses to all questions, a Young/Heraty (Supervisors) motion passed 5-0 to adjourn the Public Hearing, back into Regular Session, at 10:00 p.m.

A Walck/Eberly (Planning Commission) motion passed 4-0 to adjourn the Public Hearing, and reconvene the Special Meeting, at 10:01 p.m.

A Walck/Eberly (Planning Commission) motion passed 4-0 to adjourn the Special Meeting, stating a recommendation to the Board of Supervisors regarding the Public Hearing matter within the next 35 days.

Eileen Collins, Engineer with Dewberry, gave an overview of the findings of the Route 11 Corridor Study they performed for Antrim Township, which included 4 miles and 10 intersections. Since the last Corridor Study was conducted in 2007, there has been significant development growth. The current study evaluated the to-date growth, identified future growth plans, and evaluated the Route 11 Corridor for safety, congestion, access management and multimodal concerns. Collins reviewed the recommendations made by Dewberry for four sections of Route 11 widening and various connectors.

A Young/Baer motion passed 5-0 granting the modification request from §125-17(C)(3)(b)(1), driveway setback of 12" for Hoffman 485 LLC, which encroaches onto the neighbor's property within PennDOT's right of way along Mason Dixon Road so long as the agreement with the neighbor allowing this encroachment is obtained. The Antrim Township Planning Commission recommended granting the modification.

A Young/Heraty motion passed 5-0 granting the modification request from §125-17(E)(3), requiring a Shared Use Trail, for Hoffman 485 LLC, Mason Dixon Road since the trail will not continue along Mason Dixon Road. The Antrim Township Planning Commission recommended granting the modification.

A Heraty/Alleman motion passed 5-0 granting the exemption request from §126, Stormwater Management, for Antrim Township Municipal Building addition, 10655 Antrim Church Road. Dewberry, Township Engineer, and the Antrim Township Planning Commission recommended granting the exemption request since the proposed structure will be over impervious area, not increasing runoff, and the impervious area will be reduced as green spaces and planting strips will be added.

A Young/Heraty motion passed 5-0 granting the modification request from §125-17(C)(3)(c), joint and cross access drives, for Antrim Township Municipal Building addition, 10655 Antrim Church Road due to site restraints. The Antrim Township Planning Commission recommended the Supervisors to reconsider the request as the Township consistently requires it of others.

A Heraty/Alleman motion passed 5-0 granting an extension request until January 31, 2019 for plans for 2003 and 2013 Commerce Ave. LLC. The Antrim Township Planning Commission recommended granting the extension.

A Heraty/Young motion passed 5-0 conditionally approving the final plan for Antrim Commons Business Park, lot 16, 2 lot additions, Milnor Road, on the condition the plans are receipted in State Plane 83 South.

The agenda item for Donna Grosh, 2 lot subdivision, Park Drive, final, was tabled.

A Baer/Heraty motion passed 5-0 authorizing staff to send the John and Brenda McQuait RFPW-NBD (Request for Planning Waiver-Non Building Declaration) in to DEP (Department of Environmental Protection), South Allison Street.

A Heraty/Baer motion passed 5-0 authorizing the Administrator to sign the Sewer Facilities Exemption mailer and send to DEP (Department of Environmental Protection) for 37 EDU's to be added to the Antrim Township Municipal Authority (ATMA) system for a new warehouse for Antrim Commons Business Park, lot 16, NorthPoint.

A Young/Heraty motion passed 5-0 authorizing staff to send the Antrim Commons Business Park, lot 16, RFPW-NBD (Request for Planning Waiver-Non Building Declaration) in to DEP (Department of Environmental Protection).

Nowell, Public Works Director, informed the Supervisors of the following: the UV project is progressing nicely with the building structure to begin tomorrow; the Waste Water Treatment Plant averaged 1.715 million gallons per day for the month of September; Township is 3,934 pounds under our annual loading limit for total Nitrogen count; concerning the Capital Improvement Plan for plant expansion, the Engineer agreed to request more flow from DEP, going from 1.2 million design MAX to 1.4 million design MAX, based on good past performance.

A Heraty/Alleman motion passed 5-0 approving the proposed 2019 operating budget for Franklin County Area Tax Board.

A Heraty/Murray motion passed 5-0 approving the Preliminary 2019 Township Budget and authorized staff to advertise.

Direction was given to staff to set the final 2018 meeting date for the Board of Supervisors as Thursday, December 27, 2018, at 11:00 a.m.

A Baer/Alleman motion passed 5-0 approving the date of January 8, 2019 for the organizational meeting for the Elected Auditors.

A Heraty/Alleman motion passed 5-0 authorizing a 3-in-1 advertisement for the 2018 final meeting date for the Board of Supervisors, the intent to appoint a CPA firm for the 2018 Year End Audit and the organizational meeting date for the Elected Auditors.

Jordan Manahan, Greencastle-Antrim School District Student Representative, had to leave the meeting prior to his section on the agenda. The Secretary read his report, which included the following: fall sports have officially ended and winter sports will begin this Friday; special thank you to Mrs. Kirkner, and all others who were involved in the success of the Veterans Day Assembly, fundraiser and card drive.

Alleman stated that Jordan Manahan was the Lions Club student of the month, and that he had the privilege of presenting him the award.

A Heraty/Young motion passed 5-0 to adjourn the meeting at 11:06 p.m.

Respectfully submitted,

Jennifer Becknell,
Secretary, Board of Supervisors