

Minutes of the Antrim Township Supervisors
Regular Meeting with Zoning Hearing

February 12, 2019

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, February 12, 2019 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Fred Young, Chairman; Rick Baer, Vice Chairman; Chad Murray; and John Alleman. Also attending was: John Lisko, Solicitor; Brad Graham, Administrator; Sylvia House, Zoning/Code Enforcement Officer; Roger Nowell, Public Works Director; and Jennifer Becknell, Secretary. *(Pat Heraty was absent.)*

Young called the meeting to order at 7:00 p.m.

Young reminded the audience that meetings are audio recorded.

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

Young called for Public Comment. There were none.

A Baer/Alleman motion passed 4-0 approving the minutes of the January 22, 2019 Regular Meeting.

A Murray/Alleman motion passed 4-0 approving payment of the bills on the Treasurer's reports dated February 12, 2019.

An Alleman/Baer motion passed 4-0 to recess the Regular meeting, into the Zoning Hearing, at 7:05 p.m.

Young called the Zoning Hearing to order, at 7:05 p.m., for the purpose of hearing public comments on the amendment of Chapter 124, entitled "Official Map", specifically section 8, entitled "Revisions", and Chapter 150, entitled Zoning, specifically section 6, entitled zoning map.

Young stated that all persons present that wish to testify or offer comments concerning the matter before the Board of Supervisors to please stand and raise their right hand to be sworn in.

After all those standing were sworn in, Young instructed that all testimony should be presented directly to the Board of Supervisors and to clearly state their full name and address for the record.

Young first called on the Zoning Officer for testimony.

House outlined the scope of the Ordinance changes by stating the following: Section 1 of the Ordinance revises the adoption process of the Official Map to reference the language in the MPC (Municipal Planning Code). Section 2 of the Ordinance inserts the Official Map without changes from its last adoption. Section 3 of the Ordinance changes the Zoning of tax parcel number of 01-0A16.-039.-000000 along Buchanan Trail West from A (Agriculture) and CC (Community Commercial) to entirely CC.

House stated that the Planning Commission has reviewed the Ordinance changes and gave a favorable recommendation that it be approved as written and advertised.

House stated that the property was posted in accordance with the law and the Zoning Ordinance changes were advertised as required.

Young called for testimony from the audience.

Rose Mellott, 3021 Conococheague Lane, asked how much of the Weeden property is currently zoned Agriculture (A) and how much Community Commercial (CC). House responded by stating 800 feet along Route 16 is zoned CC. When asked if the rest of the property is being used for Ag, House responded that she can only attest to the zoning, not the property's current use. Mellott further inquired about the property's accessibility to the sewer line. House responded that there is a force main that dissects the property.

Laurie Myers, 3350 Hill Road, asked for a definition of Community Commercial (CC). House stated that CC is the broadest zoning district, which includes all types of residential uses such as townhomes, duplexes, and single-family homes. It also allows for retail sales and light commercial uses that would support residential uses but does not include industrial or manufacturing.

Deb Elliott, 10917 Grant Shook Road, asked what the intentions are for this piece of property. House stated that the Township does not have plans in the office for this property and asked if Mr. Weeden would like to address the question. House cautioned everyone to not go on what is verbally proposed as nothing is concrete until a plan is submitted and approved. Mr. Weeden responded by stating he is wanting to put in a retirement community which is badly needed in this area.

Suzette Pursel, 2847 Sky Top Trail, Dover, PA, asked Mr. Weeden if he had anyone lined up to build this retirement community. Mr. Weeden responded by saying that he does not at this time. Pursel further asked of the Zoning Officer what steps would Mr. Weeden need to do in order to start this project. House responded that a Land Development Plan would need to be submitted and all the ordinances would need to be met, then Mr. Weeden could begin to put in all the infrastructure. Then he could apply for permits to begin building homes.

Cindy Young, 2593 Buchanan Trail West, had the following three concerns:

1. What is the water source for this property?
2. The additional traffic to Route 16 could potentially contribute to more accidents.
3. What is to become of the beautiful barn that is located on the property?

House responded to Young's first and second concerns stating: there is no public water at this property, but depending on the density, they could need their own private public system. Based on the description by Mr. Weeden, they probably could not drill individual wells. House went on to explain that part of the Land Development Plan is to identify viable water sources and conduct a traffic impact study.

Mr. Weeden addressed Young's third concern by stating that the barn will remain on the property.

Jerome "Jerry" Harness, 2372 Buchanan Trail West, had the following five comments:

1. Wishes the property would remain Agriculture, as he feels the Agriculture properties are disappearing at an alarming rate.
2. This property is located adjacent to a local significant historical site, which is the location of the first Old Boys Reunion, which turned into what we know now as Old Home Week.

3. Hopes the barn will remain intact, as it is a frequently photographed and has appeared in several publications of Pennsylvania barns and is a unique example.
4. Feels that if a FEMA overlay showing the floodplain was done of this property it would significantly reduce the usable land for anything other than agricultural.
5. Stated that part of his land, which is next door to Mr. Weeden's, is considered wet land or marsh land, as it floods several times a year, which could be of great concern to a conservationist.

House stated that in Antrim Township wetlands, floodplains and steep slopes are required to be preserved. They are put in conservation easements, so they cannot be disturbed or developed. Also, any woodlands over an acre is required to be preserved.

Mr. Weeden stated that if FEMA is to be used as the standard for setting the flood criteria, there may be a problem as FEMA's high mark is much greater than the high mark set during hurricane Agnes. Mr. Weeden also commented that his lower field does flood several times a year and might look into putting in a solar farm in this area.

Young apologized to his fellow Supervisors, stating he was to ask them for their comments or concerns before going to the audience. Young now asked the Supervisors to ask any questions or make comments. There was none.

Rose Mellott, 3021 Conococheague Lane, surmised that if some portion of the Weeden property was deemed a wetland/floodplain area, it would be preserved, therefore couldn't be used for a solar farm. Mellott also asked if there is some other zoning district that this area could be zoned as, to which House responded no, the only options for this area are Agriculture or Community Commercial.

Robert Smith, 7498 Angle Road, asked if a property owner with a floodplain could even enter the floodplain area to build foundations for a solar array. House responded that a property owner, prior to any land development plan, could apply for a permit to build in a floodplain as the Township hasn't had the opportunity to preserve it. The land development plan is what triggers the preservation of the floodplain. House continued that you would have to show DEP that you wouldn't be increasing the flood elevation.

Rose Mellott, 3021 Conococheague Lane, asked if the Township has any way to save the barn on the Weeden property from being destroyed if the owner wished to do so. House said it is on the Official map as a historical site. Therefore, Mr. Weeden must give the Township notification on the intent of destroying the barn. There is then a negotiation period when the Township could purchase the barn, but if the Township chooses not to, the barn could be torn down.

A Murray/Baer motion passed 4-0 adjourning the Zoning Hearing, back into Regular meeting, at 7:42 p.m.

Young asked the audience that before they leave to be sure to sign the attendance sheet in the vestibule to ensure the proper spelling of names and addresses for the record.

A Baer/Alleman motion passed 4-0 to approve Ordinance 353 as recommended by the Antrim Township Planning Commission as advertised for amending Chapter 124 entitled "Official Map" specifically section 8, entitled "Revisions", and Chapter 150, entitled Zoning, specifically section 6, entitled zoning map.

Murray commented that valid points were brought up tonight, but some concerns were premature until the Land Development Plan is submitted. As it may be concluded that it isn't practical to do this project because of the wetlands, but this didn't play a part of our decision tonight.

Young commented this change provides continuity for this piece of land.

Visitor, Jonathan Stough with RBC Wealth Management, provided an six-page Year End Portfolio Review for 2018 to the Supervisors on the Antrim Township investments. Stough stated the analysis shows the face value of all investments with RBC at the end of December 2018 is \$21,492,000. This is an increase of \$289,000 over last year's yearend balance of \$21,203,000. The portfolio shows the recent purchases have been in the 3.10% to 3.25% range for 5-6-year maturities.

A Baer/Alleman motion passed 4-0 granting the modification request from §126-10(C)(1)(b) to allow infiltration test results outside minimum/maximum rates for James and Heidi Zaiger, Lot 1 located along Grant Shook Road for Holloway so long as the soils are amended as agreed upon and as stipulated on the plan. Dewberry (Township engineer firm) and the Antrim Township Planning Commission recommended allowing the modification.

A Baer/Murray motion passed 4-0 granting the waiver request from §125-17(C)(3)(d), Joint and Cross Access Drives for Martin's Farm Supply, Buchanan Trail West as this property abuts small residential properties and is not anticipated to be a high growth area. The Antrim Township Planning Commission recommended granting this modification.

A Murray/Baer motion passed 4-0 granting the waiver request from screening requirement along Buchanan Trail West for Martin's Farm Supply. The Antrim Township Planning Commission recommended granting this modification.

A Murray/Baer motion passed 4-0 granting the modification request from woodland preservation requirements of section §125-15(D) for Frederick Drive LLC, Land Development, Frederick Drive as direction has already been given to staff to remove woodland preservation from the HC (Highway Commercial) Zoning District, but just hasn't occurred yet. The Antrim Township Planning Commission recommended granting the modification.

An Alleman/Murray motion passed 4-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for James and Heidi Zaiger, Lot 1, for Holloway located along Grant Shook Road.

A Murray/Baer motion passed 4-0 granting a 180-day extension request to Rolling Hills Phase 5, Emily's Court. This plan has already been approved by the Antrim Township Planning Commission.

An Alleman/Baer motion passed 4-0 granting a 180-day extension request to P & G Farm Properties LLC, Commerce Avenue. The Antrim Township Planning Commission recommended granting the extension.

An Alleman/Baer motion passed 4-0 granting a 180-day extension request to A. Duie Pyle, Molly Pitcher Highway. The Antrim Township Planning Commission recommended granting the extension.

A Baer/Alleman motion passed 4-0 approving the final plan for Lee and Linda Golden, 1-lot addition, Antrim Church Road. A small piece of property belonging to the Goldens is on the opposite side of

Antrim Church Road from their property. This subdivision adds this piece to the property to the Garbers who own the farm on that side of the road.

A Baer/Alleman motion passed 4-0 approving the final plan for Antrim Meadows Phase 2 to Webster, 1-lot subdivision, Williamsport Pike. This subdivision separates 4 lots off the future Antrim Meadows Phase 2 to be used to stockpile soil and will utilize the existing access off Williamsport Pike. The soil pile will be just under an acre, approximately 35' high, and will be seeded. The FCCD (Franklin County Conservation District) has approved the site.

A Murray/Baer motion passed 4-0 authorizing staff to send the RFPW-NBD (Request For Planning Waiver-Non Building Declaration) to DEP (Department of Environmental Protection) for Lee and Linda Golden, 1-lot addition, Antrim Church Road.

A Murray/Alleman motion passed 4-0 granting a 60-day extension for a RFPW-NBD (Request For Planning Waiver-Non Building Declaration) for Thomas and Pamela Anderson. The Antrim Township Planning Commission recommended the extension as changes to the plan are needed before this can be sent to DEP (Department of Environmental Protection).

An Alleman/Baer motion passed 4-0 adopting Resolution # 312 granting the SFPM (Sewer Facilities Planning Module) for three (3) Accessory Dwelling Units (ADU's) for Andrew and Jessie Hess, Antrim Church Road. The ADU's are permitted by Township ordinance.

A Murray/Baer motion passed 4-0 adopting Resolution # 313 to approve the SFPM (Sewer Facilities Planning Module) for Martin's Farm Supply, Buchanan Trail West.

A Baer/Alleman motion passed 4-0 authorizing the Administrator to sign the Exemption Mailer for Frederick Drive LLC, Frederick Drive, which adds 7 EDU's to the Antrim Township Municipal Authority sewer system. (The GAFCWA provides the water.)

A Young/Baer motion passed 4-0 conditionally approving the Letter of Credit reduction for Super 8 Motel, entrance, pending the amount recommended by Dewberry (Township engineer firm).

Public Works Director (PWD) reviewed with the Supervisors his bullet points from his update provided in their meeting file, which included the following items under sewer: UV Upgrade, Sewer Plant Capital Improvement Project, Collections and/or Conveyance, Waste Water Treatment Operations, pre-treatment; and under water: utilities committee and Rocking M Lane Water Line extension. It was announced that the Township will most likely need to buy some Nitrogen credits due to all the precipitation already this year. PWD will be receiving a proposal for removing the water pit which takes in ground water at the water plant, which is being discharged into the sewer plant. PWD announced that a mail survey was sent out to all State Line area residents and businesses to assess public water needs/desires in the State Line area.

Graham called for an Executive Session for a Real Estate matter.

Graham reminded the Supervisors of several upcoming events that the Supervisors were invited to that require RSVP as soon as possible: FCADC 2019 Annual State of the Economy Breakfast, Franklin County Farm Bureau Spring Meeting and the 75th Chapter Anniversary for Greencastle Lions Club.

Graham announced on behalf of the absent Student Representative that the Greencastle-Antrim Girls' Basketball team won the Midd-Penn Colonial Division last Tuesday.

Alleman made the recommendation that the Township prepare a proclamation for celebrating 75th year of the Greencastle Lions Club.

Alleman stated that the Emergency Services Alliance is proceeding with their Fire and EMS Study, as all but two agencies have paid.

Alleman asked staff to get a price for a surveillance camera at the Township's recycle center, as more and more non-compliant items are being discarded. The Administrator stated that he has not heard any negative feedback from Waste Management.

Alleman suggested that the Supervisors pay to have a fire hydrant to be installed at the water plant.

Murray announced that there was a release from the Pennsylvania budget discussion that the per capita sliding scale for State Police coverage proposal would put Antrim Township at \$125 per head.

Young stated the COG (Council of Government) will discuss opposition to this Police Funding.

Young called for Public Comments. There were none.

A Murray/Baer motion passed 4-0 to adjourn the Regular Session, into Executive Session, at 8:34 p.m.

A Murray/Baer motion passed 4-0 to adjourn the Executive Session, back into Regular Session, at 9:11 p.m.

Young stated Real Estate matters were discussed with no decisions to announce.

A Baer/Alleman motion passed 4-0 to adjourn the Regular Session at 9:12 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary