

Minutes of the Antrim Township Supervisors
Regular Meeting

April 9, 2019

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, April 9, 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; Pat Heraty; and John Alleman. Also attending was: John Lisko, Solicitor; Brad Graham, Administrator; Sylvia House, Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary. *(Chad Murray absent.)*

Young called the meeting to order at 7:04 p.m.

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

Young reminded the audience that meetings are audio recorded, and to sign the attendance log in the vestibule before leaving.

Young called for Public Comment.

Lt. Randy B. Kane, PA State Police, introduced himself as a Franklin County native and stated it is a pleasure serving in the area in which he grew up. Lt. Kane is stationed out of the Chambersburg barracks, which will relocate to their new facility on May 29. The new location is off I-81, exit 20, Black Gap Road. Lt. Kane asked if there were any questions from the audience or the Supervisors. The Supervisors thanked the PA State Police for their speed patrolling in Antrim Township, especially on Hykes Road and Williamsport Pike.

A Heraty/Alleman motion passed 4-0 approving the minutes of the March 26, 2019 Regular Meeting.

An Alleman/Heraty motion passed 4-0 approving payment of the bills on the Treasurer's reports dated April 9, 2019.

Under the visitor section, Lee Royer, 10764 Buchanan Trail East, came before the Supervisors to request that A. Duie Pyle be allowed to begin blasting on the site prior to plan approval.

An Alleman/Heraty motion passed 4-0 conditionally approving the blasting to begin on the A. Duie Pyle site, Molly Pitcher Hwy., provided the NPDES permit is approved, have produced adequate liability insurance, E & S controls are in place, and all blasting requirements are met.

Lee Royer announced he had another issue to discuss that wasn't on the agenda. The Supervisors allowed him the privilege of the floor. Royer asked the Supervisors to reconsider the bonding requirements on a site plan. As it stands now per our ordinance, Antrim Township requires bonding on everything associated with the plan. Royer stated the bond amount could be limited to only the items that the Township would need to complete to stabilize the site to safe conditions should the developer walk away from the project. Royer pointed out that the Township would not need to come in to do the very specific items to their plan such as paving, site lighting, the sewer/water lines to the Right of Way, etc. After some discussion, and input from the Township Solicitor, it was determined that there would not be any change to the ordinance as it mimics the MPC (Municipal Planning Code). Supervisors wish to address this matter further at a later meeting and said it would simply be a change in interpretation and policy of the Township.

Lee Royer announced he had yet another issue to discuss that wasn't on the agenda. The Supervisors allowed him the privilege of the floor. Royer mentioned that PennDot requires bonding for the state entrance to their road as part of their HOP (Highway Occupancy Permit) process, and Antrim Township also requires this same bonding. Royer stated he feels this is redundant. The Supervisors agreed and stated it was be addressed at a later meeting.

The first agenda item in the Zoning section concerning the cross-access drive for Antrim Brethren in Christ Church as postponed until later in the meeting to allow one of the Supervisors to read a memo provided by the Zoning Officer.

A Baer/Alleman motion passed 4-0 granting Martin's Farm Supply, Buchanan Trail West, the modification request from §125-17(D)(6)(a-c) requiring landscape islands and shade trees in parking areas due to the nature of this business and the types of vehicles entering and exiting the site. The Supervisors noted trees will be worked into the site, just not in the islands in the parking lot. The Antrim Township Planning Commission recommended granting this modification request.

A Baer/Alleman motion passed 4-0 granting Larry and Patricia Hege, Kauffman Road, the modification from §125-14 requiring a 50' scale, allowing the use of a 100' scale since there is not a lot of detail on this subdivision. The Antrim Township Planning Commission recommended granting this modification.

A Baer/Alleman motion passed 4-0 granting Blue-Gray Towing, 15021 Molly Pitcher Highway, the modification request from Land Development and Stormwater Management for existing gravel area since the gravel has been in place for a long time and the site use to have more impervious area since it was covered in sheds when it was Nevin's Furniture. The Antrim Township Planning Commission recommended granting this modification request.

A Baer/Alleman motion passed 4-0 granting Matrix I-81 Logistics Center, Molly Pitcher Hwy. South, the modification request from §125-17(D)(6)(c) requiring canopy trees in parking islands for the trailer storage areas only, as long as they work trees into the site elsewhere. The Antrim Township Planning Commission recommended granting this modification.

An Alleman/Baer motion passed 4-0 accepting the revised staging schedule for Molly Pitcher PRD. The Antrim Township Planning Commission recommended accepting the revised staging schedule.

A Heraty/Baer motion passed 4-0 accepting the withdraw letter from Grove Paint Shop Building. The Antrim Township Planning Commission recommended accepting the withdraw letter for this plan.

A Heraty/Baer motion passed 4-0 granting Hoffman 485 LLC, Mason Dixon Road, a 180-day extension request. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Baer motion passed 4-0 granting Paradise Estates Phase 1B, Paradise View Drive, a 180-day extension request. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Alleman motion passed 4-0 granting Matrix I-81 Logistics Center, Molly Pitcher Hwy. South, an extension until 7/01/2019. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Baer motion passed 4-0 granting 2003 & 2013 Commerce Avenue extension request until 7/01/2019. The Antrim Township Planning Commission recommended granting this extension.

A Baer/Alleman motion passed 4-0 approving the final plan for Lucille and Stephen Martin to Jared Wenger, 1 lot addition, Leitersburg Road. The Antrim Township Planning Commission recommended approving this plan.

A Heraty/Baer motion passed 4-0 conditionally approving the final plan for John Wayne Business Park, lot 6, Frederick Drive, 2 lot additions, pending receipt of plans in State Plane 83 South and obtain GAFCWA (Greencastle Area Franklin County Water Authority) signatures. The Antrim Township Planning Commission recommended approval of this plan.

A Baer/Alleman motion passed 4-0 approving the waiver request from §125-17(C)(3)(c) and (d) requiring planning for cross access drives along Route 11 for the Antrim Brethren in Christ Church. When the Antrim Township Planning Commission was asked to review this request again after being given more information, they held their same 4-1 motion to grant the request.

A Heraty/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 Larry and Patricia Hege, Kauffman Road, Ag lot subdivision. The Antrim Township Planning Commission recommended approval.

A Baer/Heraty motion passed 4-0 by Resolution # 316 allowing the property of Doris Koons and John Koons Estate, located on Fort Stouffer Road, 1 lot residential subdivision, to be served by an on-lot septic system. The Antrim Township Planning Commission recommended approval for an on-lot septic system, which has also been favorably reviewed by the Township Sewer Enforcement Officer (JWP Environmental) and by the Franklin County Planning Commission.

An Alleman/Heraty motion passed 4-0 authorizing staff to send the exemption mailer to DEP (Department of Environmental Protection) for the Antrim Township Municipal addition, Antrim Church Road, one additional EDU.

A Heraty/Baer motion passed 4-0 setting a due date of 4-19-19 for receiving the RFPW-NBD (Request for Planning Waiver-Non-Building Declaration) extension request from Thomas and Pamela Anderson, Grindstone Hill Road, or it will be denied.

A Baer/Alleman motion passed 4-0 approving the reduction request for the Letter of Credit for Antrim Commons Business Park, lot 9, NorthPoint. The new amount to retain is \$95,134.38. The Antrim Township Engineer firm, Dewberry, confirmed we may release \$991,575.68 of the \$1,086,710.06 Letter of Credit.

A Heraty/Alleman motion passed 4-0 approving the reduction request for the Letter of Credit for Antrim Commons Business Park, lot 12, Greencastle Medical Office Building. The new amount to retain is \$453,434.16. The Antrim Township Engineer firm, Dewberry, confirmed we may release \$189,104.99 of the \$642,539.15 Letter of Credit.

A Heraty/Baer motion passed 4-0 agreeing with the interpretation of the Township ordinance §150-64(B)(12) by both the Antrim Township Planning Commission and staff, thus allowing the Summit Health proposed message board sign to advertise the uses at their facility on Route 11. The signage should be allowed at the entrance to the site, and the entrance to the facility/building.

A Baer/Heraty motion passed 4-0 directing staff to give supporting testimony at the Variance Hearing 2019-01V, Antrim Commons Business Park, lot 7. ATAPCO is seeking a variance to allow the greenspace of Parcel A, a 2.239-acre parcel, towards their greenspace of lot 7 Residue even after it is subdivided off and donated to the Archeological Society. The Antrim Township Planning Commission recommended that staff support this variance as it will remain greenspace in perpetuity.

In the absence of the Public Works Director (PWD), the Administrator gave a brief update from the notes provided by the PWD on the following topics: UV upgrade, Sewer Plant Expansion; Shanks Church Road Sewer Bypass, Inflow/Infiltration, Sewer Plant Operations, required reports met deadlines, Water Plant, and status of NorthPoint with water.

A Baer/Heraty motion passed 4-0 awarding the 2019 Road Paving bid to P & W Excavating Inc. (McConnellsburg, PA) in the amount of \$366,786.00.

A Heraty/Alleman motion passed 3-1 (*Baer opposed*) awarding the 2019 Road Maintenance bid to Hammaker East, LTD (Fayetteville, PA) in the amount of \$288,204.00.

An Alleman/Heraty motion passed 4-0 approving the prepared proclamation for Greencastle Lions Club, recognizing their 75th Charter Anniversary, which was read aloud by Young.

The Administrator placed a map of Antrim Township on the white board in the board showing the current LERTA zones and then another map showing the proposed LERTA zones based on direction given by the Supervisors at previous meetings.

An Alleman/Heraty motion passed 4-0 to table the LERTA zone map until a later meeting and gave direction for the Administrator to speak to the School Board and the Franklin County Commissioners on the subject for their input.

Heraty stated that he has been approached by several residents asking when the dog park will reopen for the season and noted there are some fallen trees inside the dog park that need to be removed.

Young shared that he has been told by several patrons of our park that the basketball and tennis courts are getting a bit rough and the Supervisors all agreed this needs to be addressed this year.

Young announced that Administrator Graham is celebrating his 10th year with the Township, and all the Supervisors joined in congratulating him.

Young called for Public Comment.

Robert Smith, 7498 Angle Road, stated he was glad to see the Supervisors make the decision they did regarding to the cross-access drives for Antrim Brethren in Christ Church. Smith also commented that Fayetteville Contractors on Route 11 has yet to install their tree screening, as no trees have been planted.

A Heraty/Baer motion passed 4-0 to adjourn the Regular Meeting, into an Executive Session, at 8:22 p.m. for purpose of discussing Real Estate matters and Potential Litigation.

An Alleman/Baer motion passed 3-0 to adjourn the Executive Session, back into the Regular Meeting, at 9:26 p.m.

A Baer/Alleman motion passed 3-0 giving direction for the Administrator and the Township Solicitor to take the necessary actions to bring the property located at 2950 E. Weaver Road out of violation.

A Baer/Alleman motion passed 3-0 to adjourn the Regular Meeting at 9:27 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary