

Minutes of the Antrim Township Supervisors
Regular Meeting with Public Hearing

July 27, 2021

7:00 P.M.

The Antrim Township Board of Supervisors met Tuesday, July 27, 2021 at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: John Alleman, Chairman; Rick Baer, Vice Chairman; Pat Heraty; Chad Murray; Fred Young arrived at 7:03 pm. Also attending was: John Lisko, Township Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Brad Graham, Administrator; Lindsay Gillen, Stenographer (for the Conditional Use Hearing); and Crystal Mummert, Asst Secretary.

Attending from the Antrim Township Planning Commission; Joel Wenger, Chairman; Robert Smith; Delbert Myers; Larry Eberly; and Deborah Hoff Solicitor. (*Absent was Richard Walck.*)

Alleman called the meeting to order at 7:00 pm.

Graham led prayer, followed by the Pledge of Allegiance to the Flag.

Alleman reminded the audience that meetings are audio recorded and posted to the Township website within 24 hrs. Alleman also reminded visitors to please sign in on the sheet in the vestibule.

A Heraty/Murray motion passed 4-0-1 approving the minutes from the July 13, 2021 regular Board of Supervisors meeting. (*Baer abstained as he did not attend the meeting.*)

A Young/Murray motion passed 5-0 approving the payment of the bills on the Treasurer's report dated July 27, 2021.

Alleman called for public comment not related to the Conditional Use Hearing. There was no public comment

Visitor Corporal Durst of the Pennsylvania State Police was introduced. He asked for any comments on issues within the township. Joel Wenger of 8988 Hades Church Rd asked if they could monitor the 4-way stop by his property. Corporal Durst gave a summary of his background. He was welcomed to the area.

At the request of Board of Supervisors (BOS) Chairman, Alleman, a Young/Murray motion passed 5-0 recessing the Regular Meeting, and into the Public Conditional Use Hearing at 7:05 pm.

Antrim Township Planning Commission Chairman, Wenger, called the Special Meeting of the Antrim Township Planning Commission (ATPC) to order at 7:06 pm.

Wenger, ATPC Chairman, called the Public Hearing to order at 7:06 pm, for the purpose of hearing testimony from OGOS Energy LLC who proposes the construction of a utility scale solar

photovoltaic energy project of up to 20 megawatts-ac located at 2359 East Weaver Road, Greencastle PA 17225 which is owned by 2007 Weaver Road LLC. The project is to be located on 86 acres of the total 149-acre tract and will contain 59,373 solar panels that would be arrayed in 2,199 ground mounted electrical strings.

Alleman, BOS Chairman, called the Public Hearing to order at 7:08 pm, for the purpose of hearing testimony from OGOS Energy LLC who proposes the construction of a utility scale solar photovoltaic energy project of up to 20 megawatts-ac located at 2359 East Weaver Road, Greencastle PA 17225 which is owned by 2007 Weaver Road LLC. The project is to be located on 86 acres of the total 149-acre tract and will contain 59,373 solar panels that would be arrayed in 2,199 ground mounted electrical strings.

Alleman, BOS Chairman, asked all persons who wished to testify or offer comments during this public hearing to stand, and raise their right hand to be sworn in. All interested parties were sworn in and were directed to offer comment directly to the Planning Commission and the Board of Supervisors and when recognized instructed them to please state full name and address.

Transcript of the Conditional Use Public Hearing was prepared by Lindsay Gillen, Stenographer.

The Planning Commission and the Board of Supervisors heard testimony from the Applicant, Michael Miller, CEO, OGOS Energy LLC who provided verbal and written testimony.

Alleman/Wenger asked if Board members had any questions, they declined until after hearing from Zoning Officer.

The Planning Commission and the Board of Supervisors heard testimony from Sylvia House, Zoning Officer for Antrim Township who provided verbal and written testimony.

Discussion amongst the Board, solicitor, and OGOS was held regarding the type, location and maintenance of screening.

ATPC members confirmed that any conditions established would be for this property only and no precedence for the R-1 zoning district was being established. They also discussed amongst themselves and with OGOS the adequacy of the proposed screening, maintenance of the entire property, years of experience with solar farms, stationary vs automated panels, and wind sustainability of the panels.

Solicitor Lisko questioned of Miller whether the conditions referenced were acceptable. Miller was cautious of the condition of underground wiring. House clarified that the condition was referring to new lines they are putting in on their site. Height and fencing locations for security were also discussed.

BOS members revisited the discussion of screening locations.

BOS Chairman Alleman then asked the members of the audience for testimony.

Thomas Myers of 13130 Worleytown Rd and owner of Stone Mill Estates asked for clarification of how the Township would make sure that the money would be in place to complete the project or return the land to original state if developer walked away. Additionally, questioned the benefit to the community.

Bob Coladonato of 184 Rocky Fountain Dr expressed concern that this is the best use of the land.

Kenneth Kiser of 2127 East Weaver Road expressed concern over screening in relation to his property and the impact the solar farm would have on property values.

Thomas Meals of 2763 East Weaver Rd spoke and provided a written copy of testimony outlining why this project was unacceptable to him. The letter included concerns over visual disturbance, property value, solar growth throughout the township, zoning, lack of benefits to the community, environmental concerns, glare, health concerns, and tax generation.

Jason Koons of 11850 Bemisderfer Rd spoke regarding surrounding properties being part of the National Historic Register.

Joel Wenger of 8988 Hades Church Rd spoke as a resident regarding the impact it has on our agricultural community.

Board of Supervisors Chairman Alleman, after no further comment, called for a motion to adjourn the hearing.

A Heraty/Murray motion passed 5-0 to adjourn the hearing.

A Murray/Heraty motion passed 5-0 to reconvene the regular meeting of the Board of Supervisors.

ATPC Chairman Wenger asked for a motion to adjourn the hearing.

An Eberly/Smith motion passed 4-0 to adjourn the hearing.

ATPC Chairman Wenger reconvened the special meeting and asked if a decision would be made tonight.

A Myers/Wenger motion was approved 3-1 (Eberly voted nay) that no decision would be made and that they would recommend conditions at their regular meeting on Monday, August 2, 2021.

House cautioned trying to screen from view the panels when topography may prohibit the ability to fully screen the panels. The intent is that you would not see the use when walking down your property line. Most projects typically are not completely screened from view.

Alleman invited everyone to the ATPC meeting on Monday, August 2, 2021.

A Meyers/Smith motion passed 4-0 to Adjourn the ATPC special meeting.

BOS Chairman Alleman called for a motion to recess the BOS regular meeting for a short break.

A Heraty/Young motion passed 5-0 to recess the regular BOS meeting at 9:00 pm

A Heraty/Murray motion passed 5-0 to reconvene the regular meeting of the Board of Supervisors at 9:10 pm

Roadmaster, Rodney Eberly gave a report with an update on the road crew, paving projects, tar & chip projects, and roadside mowing. A discussion was held regarding the dedication of Wedgewood Drive, noting that the remaining portion of Camden Drive will need to be inspected.

A Murray/Heraty motion passed 5-0 to approve Rodney to inspect after crack sealing is completed before dedication of Wedgewood.

A Heraty/Baer motion passed 5-0 granting Conditional approval of Heritage Hills Retirement Community, Land Development, Shanks Church Road upon receipt of the letter of credit.

A Murray/Heraty motion passed 5-0 for approval of Larry C. and Delisa A. Leonard, 1-lot subdivision, Buchanan Trail East/Stull Road.

A Murray/Heraty motion passed 5-0 to approve the reduction or release of escrow funds for Matrix I-81 Logistics Center and 2003 and 2013 Commerce Avenue per Dewberry recommendations.

A Murray/Heraty motion passed 5-0 to approve the additional amount of \$40,377.59 which is the 10% annual increase, for the escrow amount being held for Antrim Township MPH Property which brings the total to \$444,153.49. House provided an update on the road. Stated that we are waiting on GAFCWA to provide comments. We can submit plans to West Penn Power, Comcast and Columbia Gas.

A Heraty/Murray motion passed 5-0 to award the line painting bid to Alpha Space in the amount of \$63,116.51.

A Heraty/Murray motion passed 5-0 to authorize Chairman to sign deed for property transfer in the exchange of property with Mrs. Buchanan.

Heraty relayed a complaint regarding constant jackhammering at the Walmart facility. Per House, we do not have ordinances to regulate when they are allowed to work.

Alleman called for public comment. There were none.

PAGE 5 OF MINUTES FROM THE JULY 27, 2021 BOARD OF SUPERVISORS MEETING

A Murray/Baer motion passed 5-0 to adjourn the regular meeting into Executive session at 9:29 pm.

A Baer/Heraty motion passed 5-0 to adjourn the Executive Session, back into the regular meeting at 10:24 pm.

Alleman stated that legal matters were discussed with no decisions to announce.

A Heraty/Murray motion passed 5-0 to adjourn the regular meeting at 10:24 pm.

Respectfully submitted,

Crystal Mummert,
Board of Supervisors, Asst. Secretary