

Minutes of the Antrim Township Supervisors
Regular Meeting

August 10, 2021

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, August 10, 2021 at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: John Alleman, Chairman; Rick Baer, Pat Heraty and Fred Young. The following were also in attendance: Sylvia House, Zoning/Code Enforcement Officer; Roger Nowell, Public Works Director; John Lisko, Solicitor; Brad Graham, Administrator; and Jennifer Becknell, Secretary/Treasurer. *(Supervisor Chad Murray was absent).*

Alleman called the meeting to order at 7:03 p.m.

Alleman commented that meetings are audio recorded and posted to the Township website. Alleman also stated that no additional testimony will be heard concerning the recent Conditional Use Hearing for a utility scale solar farm at 2359 Weaver Road.

Graham offered a word of prayer, followed by the Pledge of Allegiance to the Flag.

Alleman called for Public Comment.

Robert Smith, Angle Road resident, thanked the Road Department for repairing the culvert on Zarger Road.

Tom Myers, Worleytown Road resident, commented that the August 2, 2021 Planning Commission meeting he attended got out of control when they began discussing the utility scale solar farm. Mr. Myers felt that several residents did not get to ask their questions. Mr. Myers relayed that most people he spoke to are concerned about the cleanup of the property once the solar farm reaches its 25-year life expectancy. He needs reassured that funds will be secured to properly dismantle and dispose of the solar equipment, while also bearing in mind that most landfills will not accept solar panels.

Thomas Mongold, Developer of Rolling Hills, asked for direction from the Board of Supervisors on how he is to correct the driveway culverts that were constructed too low and holding water along Cydney Lane in Rolling Hills Subdivision. The Supervisors decided to discuss this matter in an Executive Session following this current meeting and the Zoning Officer will contact Mr. Mongold tomorrow with outcome.

Ken Kiser, E. Weaver Road resident, asked for clarification of where OGOS Energy (company proposing the utility scale solar farm on Weaver Road) got their setback of 60 feet in their proposal, as the Township's ordinance for R1 district states 25 feet across the front and 12 feet for sides. It was confirmed that OGOS was just offering this as good measure, going beyond what is required by the Township's ordinance.

A Heraty/Young motion passed 4-0 to approve the minutes from the July 27, 2021 regular meeting.

A Heraty/Baer motion passed 4-0 to approve the payment of the bills on the Treasurer's reports dated August 10, 2021.

The Public Works Director (PWD) gave an update on the Sewer and Water operations, Collections/Conveyance, and the Pretreatment Program. He mentioned the Phase 2 Sewer Plant expansion progress, stating that the transfers from Basins 1 & 2 to basins 3 & 4 will take place on Monday, August 16, and encouraged anyone who wants to see them before covered should come by this week. The PWD also stated the sewer expansion project is ahead of schedule with completion still targeted for July 2022.

A Heraty/Young motion passed 4-0 granting the modification request from §125 and §126 to Cedar Hill Cemetery, 1215 Buchanan trail West, allowing for a 2,860 sq. ft. equipment storage building with a 780 sq. ft. concrete apron and drive area located on the northern lot as stormwater will infiltrate before leaving the property. The Township received a letter and sketch from Shelly Witter and Fox that demonstrates that there is a 600' flow path over soils known for excessive infiltration. The Antrim Township Planning Commission recommended granting this modification request.

A Young/Heraty motion passed 4-0 granting the modification request from §125 and §126 to State Line Ruritan Club, 15481 East Avenue, allowing for 1,761 feet of a 6' wide gravel walking trail as stormwater will infiltrate before leaving the property. The Township received a letter and sketch from Dennis E. Kauffman Surveying showing the location of the trail and demonstrates that the stormwater generated from the gravel trail will be minimal and will infiltrate into the existing undisturbed grass areas along the trail. The Antrim Township Planning Commission recommended granting this modification request.

A Heraty/Young motion passed 4-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for ATAPCO Acquisitions, Lot 1, Molly Pitcher Highway.

A Heraty/Baer motion passed 4-0 granting the 180-day extension requests to the following six (6) plans. The Antrim Township Planning Commission recommended granting these modifications.

1. Antrim Township MPH property, Molly Pitcher Highway
2. Sheetz # 553, Antrim Commons Drive
3. Jacob G. Bemisderfer, Bemisderfer Road
4. Keystone Crossing, I-81/South Young Road
5. Transportation Properties, LLC, Antrim Church Road
6. Whispering Willows, North Young Road

A Heraty/Young motion passed 4-0 conditionally approving the final plan for Perini Construction, 2-lot subdivision, Mt. View Drive, which will subdivide the Antrim Township Municipal Authority (ATMA) well lot and water treatment plant lot off the remaining portion of Rochester Place. The conditions which must be met before receiving their permit are as follows: receipt of an executed temporary access agreement for access from the water plant lot to the well lot, an executed permanent access easement between the ATMA and the Bonilla property, receipt of Recreation Fee, satisfaction of all staff comments and plans accepted in State Plane 83.

After reviewing and deliberating the Antrim Township Planning Commission's written recommendations of the conditions for the proposed Utility Scale Solar Farm, 2359 Weaver Road, the Supervisors authorized the Township Solicitor to proceed with drafting the decision letter on behalf of the Board with some stated changes.

In preparation for the upcoming Antrim Township Zoning Hearing for Variance 2021-01V, Tony Maras, President of PRDC, LLC, provided an overview with picture panels of the proposed construction of a 125' maximum building on Molly Pitcher Highway (across the street from World Kitchen).

The Supervisors followed the recommendation of the Antrim Township Planning Commission and directed staff to offer support for the variance being sought by PRDC, LLC with specific conditions for safety, to include monitored fire alarm systems, a robust fire suppression system instead of just a sprinkler system, and wireless repeaters in the facility.

A Young/Heraty motion passed 4-0 to allow Monarch's Way, a school for girls located at 7498 Angle Road, to open by August 30, 2021 so long at the required fence is installed no later than November 1, 2021.

A Heraty/Baer motion passed 4-0 authorizing staff to advertise Ordinance changes to Chapter 111, titled Pretreatment.

A Heraty/Baer motion passed 4-0 to set the hearing date for October 12, 2021 and authorized staff to advertise this hearing date for the zoning change request from MPH Heritage LLC for the property at the Northeast corner of Greenmount Road and Mason Dixon Road.

Township Solicitor stated he had a few potential legal matters to discuss during the Executive Session.

A Heraty/Baer motion passed 4-0 approving Workers' Compensation for Rescue Hose Co. No. 1 Fire Police while participating in the 2021 Annual Franklin County Make-A-Wish Truck Convoy, should they choose to assist in this event.

A Heraty/Young motion passed 3-1 (*Supervisor Baer abstained*) approving the proposal from New Enterprise Stone and Lime (NESL) for paving Rocking M Lane for a cost of \$57,344.50.

Young mentioned that Bud Marshall recently passed away, age 93, and asked that we remember his family during this difficult time.

Alleman called for Public Comments. There were none.

A Baer/Heraty motion passed 4-0 to adjourn the Regular Meeting, into Executive Session, at 8:32 p.m.

Supervisor Heraty left during the Executive Session.

A Baer/Young motion passed 4-0 to adjourn the Executive Session, back into the Regular Meeting, at 9:17 p.m.

Alleman announced that potential legal matters were discussed with no decisions made.

A Baer/Young motion passed 4-0 to adjourn the Regular Meeting at 9:17 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary