

Minutes of the Antrim Township Supervisors
Regular Meeting

October 12, 2021

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, October 12, 2021 at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: John Alleman, Chairman; Rick Baer, Vice Chairman; Chad Murray, Pat Heraty and Fred Young. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Roger Nowell, Public Works Director; and Jennifer Becknell, Secretary/Treasurer.

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

Alleman commented that meetings are audio recorded and posted to the Township website.

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

An Alleman/Heraty motion passed 4-0 approving the addition of an agenda item, which was approving two Supervisors being allowed to sign the Accounts Payable checks at tonight's meeting, as the Administrator is unavailable.

A Murray/Heraty motion passed 4-0 to recess the Regular Meeting, into the Zoning Hearing.

Chairman Alleman called the Zoning Hearing to order at 7:03 p.m. for the purpose of hearing public comment on the amendment of Chapter 150-6 entitled Zoning Map, to amend the zoning of approximately 133 acres comprising of six (6) separate parcels from Highway Commercial to Industrial zoning at the South East corner of Greenmount Road.

Young arrived at 7:06 p.m.

Alleman 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 comments directly to the Board, leading with their name and address.

The Chairman first called on the Zoning Officer. House stated that the properties were properly posted and advertised in accordance with the law. House stated that making changes to the zoning map is at the full discretion of the Board of Supervisors. House stated that both the Franklin County Planning Commission and the Antrim Township Planning Commission recommend making the change from Highway Commercial to Industrial. The original zoning change request was expanded to include some of the smaller properties on this same corner to make it more consistent and avoid spot zoning. House also stated that there are some uses in Highway Commercial that will no longer be suitable for this area since it is being developed with warehouses. These would be businesses that cater to consumers, such as shopping centers, professional services, hotels, health clubs and restaurants. Changing the zoning to Industrial would also assist with separating consumer traffic from commercial traffic. House stated that the zoning office received concerns from residents over this proposed zoning change. She explained that a warehouse is permitted in the Highway Commercial zoning district just as it is permitted in the Industrial zoning district. The buffer zone and screening requirements are the same

regardless of the property being zoned Highway Commercial or Industrial. House clarified that the existing houses in the Highway Commercial zoning district are grandfathered in just like they will be if rezoned to Industrial.

The Chairman called on the Applicant. John Hoffman, 14013 Broadfording Road, Clear Spring, MD, stated he has pursued this zoning change because he has other properties in this area and wanted consistent zoning for all his properties.

The Chairman asked the Supervisors if they had questions for the Applicant. They had none.

The Chairman asked if any members of the audience, that were sworn in, would like to offer testimony.

Matt Mohler, Wedgewood Drive, stated that he lives in the R2 zoned community that abuts the back of the property being considered for a zoning change. Mr. Mohler stated that he is concerned with additional noise issues and light pollution for his property. Mr. Mohler stated that he believes the mandatory 75-foot buffer zone is inadequate for the current Highway Commercial or the proposed Industrial zoning. Mr. Mohler went on to explain that he also has concerns for water pressure issues for his property with increased industrial businesses coming to this area and the increased traffic problems for the intersection of Hykes Road with Route 11.

Wendy Estep, Wedgewood Drive, restated some of the same concerns as Mr. Mohler and added that she fears her property value will decrease with more Industrial development in the area. Ms. Estep is concerned for pedestrian safety as people ride bicycles and walk in the area. Ms. Estep mentioned that the current evergreens planted as buffers are not doing the job of keeping noise and light from her property.

After asking if there was any further testimony to be heard, there being none, the Chairman asked for a motion to adjourn the Zoning Hearing.

A Heraty/Young motion passed 5-0 to adjourn the Zoning Hearing, back into the Regular Meeting.

Murray inquired if there is a period of how long a property owner must maintain the landscaping buffer, asking if a tree dies, does it have to be replaced. House stated that screening must be replaced as soon as the vegetation shows signs of death and that there is no expiration for maintaining screening.

Alleman inquired about light pollution issues moving forward. House stated that each new business will be required to submit a Lighting Plan to the Township to ensure that light from their business stays on their property.

Baer asked what type of business is being planned for his property. House stated that zoning change decisions should not be made by a specific use, but rather all uses that could go in the zoning district.

Heraty confirmed with the Zoning Officer that both the Franklin County Planning Commission and the Antrim Township Planning Commission recommended this zoning change from Highway Commercial to Industrial.

A Heraty/Baer motion passed 5-0 to adopt Ordinance 361 amending Chapter 150-6 entitled Zoning Map, to amend the zoning of approximately 133 acres comprising of six (6) separate parcels from Highway Commercial to Industrial zoning at the South East corner of Greenmount Road.

A Heraty/Young motion passed 4-0-1 (*Murray abstained as he did not attend this meeting*) approving the minutes from the September 28, 2021 Board of Supervisors Regular Meeting.

Alleman called for Public Comment. There were none.

Heraty/Murray motion passed 5-0 approving the payment of the bills on the Treasurer's reports dated October 12, 2021.

A Murray/Young motion passed 5-0 granting the modification request to Transportation Properties, LLC, Antrim Church Road, from §125-17(E)(3) through (5), which required a Shared Use Trail across their property. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Murray motion passed 5-0 granting the modification request to Transportation Properties, LLC, Antrim Church Road, from §125-15(A)(1), which required the preservation of steep slopes. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Young motion passed 5-0 granting the holding tank request to Transportation Properties, LLC, Antrim Church Road, as their site will not support a septic system and the only available public sewer is a private Township line design to only handle the Township building and the Senior Center. The Antrim Township Planning Commission recommended granting this request.

The two (2) modification request agenda items for 13884 Molly Pitcher Highway were tabled as the property owner was not present in the audience and the Board of Supervisors have some questions for clarification.

The Rolling Hills PRD Agreement, for Phases 4 and 8, was tabled as the Agreement was not received by the Township.

The Zoning Officer stated that the work on Cydney Lane, in Rolling Hills Phase 4, has been satisfactorily completed.

A Murray/Baer motion passed 5-0 granting a 180-day extension to the Glenwood Foods land development plan, Grindstone Hill Road. The Antrim Township Planning Commission recommended granting this extension.

A Heraty/Young motion passed 5-0 conditionally approving the Atapco Acquisitions Lot 1, final Land Development plan, Molly Pitcher Highway, pending the payment of the R&I fee to the Township in the amount of \$12,408.00, satisfying minor staff comments, plans accepted in State Plane 83 South, Shared Access Agreement with A. Duie Pyle, the agreement between PAAL and ATAPCO, Traffic Signal Agreement and GAFCWA (Greencastle Area Franklin County Water Authority) approval.

Direction was given to staff to pursue a Donation Agreement with ACBP (Antrim Commons Business Park) Lot 16, NorthPoint for the light at Milnor Road/Route 11/Sarah Susan Lane. Since this light is on the outer limit of reaping the benefits of synchronization, a donation agreement would allow NorthPoint to donate funds to the synchronization of lights when the light at Pensinger Road is proposed. NorthPoint's donation would be based on a percentage of their traffic. The legal counsel for NorthPoint will draft the Donation Agreement for our Solicitor to review.

Direction was given to staff to require NorthPoint to synchronize the light at Mason Dixon Road and Route 11 with the Exit 1 signals at the time of construction. They should not be included in the Donation Agreement.

A Young/Heraty motion passed 5-0 approving the Greenmount Road Resolution (#344), which authorizes the commencement of proceedings pursuant to the "Eminent Domain Code". This Resolution had more details added by the Township Solicitor than Resolution #343 which was approved and signed by the Supervisors at their 9/28/2021 meeting.

A Young/Heraty motion passed 5-0 authorizing the Chairman to sign the Sales Agreements relating to the Greenmount Road project when they become available and are ready to be executed.

The agenda item for the Mason Dixon Road right of way acquisition request was tabled.

The agenda item for the paving of Young Road was tabled.

A Heraty/Murray motion passed 5-0 approving the renewal of the Molly Pitcher PRD Phasing Schedule. The Antrim Township Planning Commission recommended approving the renewal.

Township Solicitor explained that the Township has received a letter from the Office of Attorney General of the Commonwealth of Pennsylvania informing that there are two nationwide settlement agreements pending against the three largest pharmaceutical distributors and one manufacturer. The letter stated that local political subdivisions (Municipalities) may participate.

A Heraty/Young motion passed 5-0 authorizing staff to submit the necessary information by the deadline of January 2, 2022 in order to participate in the National Opioid Settlement and to list Brad Graham as the Township representative on this matter.

A Murray/Young motion passed 5-0 to table the PA Percs contract renewal to allow the Supervisors more time to review.

The Public Works Director updated the Supervisors on the progress of the Phase 2 Sewer Plant Expansion and reported on the work being completed by the Sewer and Water Departments. The following special mentions were given: new basins 3 & 4 are operating well with good numbers; old basins 1 & 2 are being cleaned and new railing being installed; the Nitrogen count is at year end and came in 4,198 under our allowable goal; working on the purchase of portable flow meters.

A Murray/Heraty motion passed 5-0 approving the recommendation of the Antrim Township Municipal Authority to purchase portable flow meters in current budget year while not exceeding the set bid limit amount.

Becknell announced that it is time to submit the Township's 2022 MMO (Minimum Municipal Obligation) worksheet to PMRS (Pennsylvania Municipal Retirement System), which will then become the Township's invoice next year. Becknell explained that it is required by law to present the governing board of the municipality with a memo outlining the purpose and calculation of the MMO and stated that the memo is in their 10-12-2021 meeting file.

A Heraty/Baer motion passed 5-0 approving the 2022 Minimum Municipal Obligation (MMO) and its submission to PMRS (Pennsylvania Municipal Retirement System), which was calculated to be \$55,428.00.

Young stated that he would be attending the PSATS Business Meeting later in the week and will be the voting delegate. He asked his fellow Supervisors to read the Resolutions that will be voted on (provided in their meeting file) and to let him know of any that they are opposing.

Young offered condolences to Supervisor Murray for the loss of his Mother-in-Law. Young also mentioned that the local area has lost Clarence Bierd Jr. suddenly and asked for prayer for both these families.

Murray thanked fellow Supervisors and staff for making adjustments during his illness.

Young mentioned that there is a wedge of land owned by Atapco and PAAL near Exit 3 that was not included on the LERTA (Local Economic Revitalization Tax Assistance) map, for whatever reason, and there is now some interest in having it added to the LERTA map. At the request of Atapco, the Greencastle Antrim School Board discussed this matter and decided to not include this property in the tax abatement program.

A Young/Heraty motion passed 5-0 approving staff and solicitor to begin the process of adding the Atapco and PAAL properties (wedge shape), and surrounding smaller parcels, to our LERTA map, making it all contiguous down to Exit 3.

Alleman called for Public Comment. There were none.

A Heraty/Young motion passed 5-0 to adjourn the Regular Meeting at 8:26 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary