

Minutes of the Antrim Township Supervisors
Regular Meeting with Conditional Use Hearing

May 10, 2022

7:00 P.M.

The Antrim Township Board of Supervisors met Tuesday, May 10, 2022, at the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following members present: Rick Baer, Chairman; Chad Murray, Vice Chairman; Pat Heraty; John Alleman and Fred Young. Also attending was: John Lisko, Township Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Jodi Lambert, Stenographer (for the Conditional Use Hearing); and Jennifer Becknell, Secretary-Treasurer.

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

Baer called the meeting to order at 7:02 pm.

Baer gave a short prayer, followed by a group Pledge of Allegiance to the Flag.

Baer reminded the audience that Board of Supervisors meetings are audio recorded and posted to the Township website within 24 hrs.

A Heraty/Alleman motion passed 5-0 approving the minutes from the April 26, 2022, regular Board of Supervisors meeting.

An Alleman/Murray motion passed 5-0 approving the payment of the bills on the Treasurer's report dated May 10, 2022.

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

At the request of Board of Supervisors (BOS) Chairman, Baer, a Heraty/Young motion passed 5-0 recessing the Regular Meeting, and opening the Public Conditional Use Hearing at 7:04 pm.

Antrim Township Planning Commission Chairman, Eberly, called the Special Meeting of the Antrim Township Planning Commission (ATPC) to order at 7:05 pm.

A Myers/Smith motion passed 3-0 to recess the Special Meeting of the ATPC, into the Conditional Use Hearing, at 7:06.

Eberly, ATPC Chairman, called the Public Hearing to order at 7:06 pm, for the purpose of hearing testimony from FR-Williamsport LLC who proposes the construction of a utility scale solar photovoltaic energy project of up to 20 megawatts (MW)-alternating current (AC) located at 12392 Williamsport Pike, Greencastle PA 17225 which is owned by Clement L. Haldeman, Benjamin I. Haldeman, Clarence D. Haldeman and Bruce N. Haldeman. The project is to be located on a 137.11 acre tract.

Baer, BOS Chairman, called the Public Hearing to order at 7:08 pm, for the purpose of hearing testimony from FR-Williamsport LLC who proposes the construction of a utility scale solar photovoltaic energy project of up to 20 megawatts (MW)-alternating current (AC) located at 12392 Williamsport Pike, Greencastle PA 17225 which is owned by Clement L. Haldeman, Benjamin I. Haldeman, Clarence D. Haldeman and Bruce N. Haldeman. The project is to be located on a 137.11 acre tract.

Baer, 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 their full name and address.

Please see the 5-10-2022 transcript of the Conditional Use Public Hearing prepared by Jodi Lambert, Stenographer.

Baer stated that all testimony will be heard from the Applicant and Zoning Officer before any questions or testimony would be heard from the public.

The Planning Commission and the Board of Supervisors heard testimony from the Attorney, Andrew Miller of the MPL Law Firm, York, PA. representing the Applicants, who provided verbal and written testimony from several specialists in their fields. The specialist reported on stormwater drainage plan, property value impact study, sound study, visual impact study and a PowerPoint presentation on Pine Gate Renewables. After each specialist testimony was given, the BOS and ATPC had the opportunity to ask questions.

Baer called for a brief recess of the Public Hearing to allow attendees to stretch legs and use the restrooms at 9:23 and reconvened at 9:33.

The Planning Commission and the Board of Supervisors heard testimony from Sylvia House, Zoning Officer for Antrim Township who provided verbal and written testimony. The BOS and ATPC had the opportunity to ask questions of the Zoning Officer.

BOS Chairman Baer asked the members of the audience for testimony.

Susan Michaels, Williamsport Pike, stated she believes there should be more trees noted on the map, as there are no dark green lines (representing tree locations) on the southern end. Ms. Michaels also asked who will enforce the conditions and will the money set in escrow for maintenance issues be replenished when used.

Denton Hartman, Williamsport Pike, asked is it essential that inverters 1 & 2 be as close to Williamsport Pike as they appear on the map, as moving them back by 20-30 feet would greatly reduce noise levels. Mr. Hartman mentioned that he attended the presentation by FR-Williamsport LLC at the Ruritan Club and believes they do want to be good neighbors. Mr. Hartman inquired who do residents talk to when there is a problem.

Walter Osenbaugh, Williamsport Pike, stated that he lives at the top left corner of the proposed solar site and would like to see his property receive the same setbacks shown for the Williamsport Pike side of the site.

Delilah Smallfoot, Joy Drive, stated she moved here from Oregon six months ago, sight unseen, and sorry to hear this solar project is going to take place as they would have never located here knowing this change.

Pat Purcell, Shanks Church Road, asked where will the electric energy that is produced on this solar farm go and also asked why the newly installed warehouses at exit 3 weren't utilized for solar panels on their rooftops.

James Dunagan, Williamsport Pike, had several issues to address. Mr. Dunagan mentioned a property values study by University of Rhode Island in 2020 over a seven-year period that directly contradicts the findings by FR-Williamsport LLC specialist reports. Mr. Dunagan is concerned about how much EMF (Electro-Magnetic Frequency) will be emitted, the damage it can cause and would like to see a buffer around each inverter. Mr. Dunagan stated there is Cadmium in solar panels and would like to know how they can ensure no toxic Cadmium leaks out into the soils. Mr. Dunagan asked about how often the panels are aligned and checked for damage.

John McDowell, Williamsport Pike, asked if there will be blasting at this site, if mowing of the site would be a condition, if they checked with any Franklin County, PA appraiser or accessor for the property value information, and where are the panels manufactured that will be installed. Mr. McDowell implored the Supervisors to not allow barb wire fencing.

Doug Shatzer, Carol Ave., inquired if there will be any additional lighting created at night.

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

A Heraty/Young motion passed 5-0 to adjourn the hearing and reconvene the regular meeting of the Board of Supervisors at 10:22 pm.

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

A Myers/Smith motion passed 3-0 to adjourn the hearing and reconvened the special meeting.

A Myers/Smith motion passed 3-0 that no decision would be made tonight and that they would recommend conditions for the Board of Supervisors to consider at a special meeting set for May 16, 2022, at 7:00 pm, or at their June 6, 2022, regular meeting.

A Smith/Myers motion passed 3-0 to adjourn the ATPC special meeting at 10:25 pm.

Baer stated that after reviewing the forthcoming recommendations from the Antrim Township Planning Commission the Board of Supervisors will make their decision at one of their next advertised meetings, either May 24 or June 14, 2022.

A Heraty/Murray motion passed 5-0 granting the Stormwater Management exemption request for Paul, Craig and Todd Carbaugh, single lot subdivision, Sportsman Road, which meets the exemption criteria provided for in the Code. The Antrim Township Planning Commission and the Township engineer firm, Dewberry, recommend granting this exemption.

A Heraty/Young motion passed 5-0 granting the modification from §110-49(A) requiring wells to be 20' from a dwelling and 10' from a property line for 585 Raeann Drive, allowing the well to be 8.5' from the side property line and 10.25' from the dwelling. The Antrim Township Planning Commission recommended granting this modification.

A Heraty/Young motion passed 5-0 authorizing the Chairman to sign the General Release Agreement (hold harmless) for the well modification for 585 Raeann Drive.

A Murray/Heraty motion passed 5-0 approving the Agreement to Amend Stormwater Requirements for lot 78 of the Greens of Greencastle Phase IIC, which amends their lot to reflect an infiltration trench instead of the above ground terrace.

A Heraty/Young motion passed 5-0 authorizing the Chairman to sign the Standard Stormwater Maintenance and Monitoring Agreement for Greencastle Veterinary Hospital, Buchanan Trail East.

A Heraty/Alleman motion passed 5-0 approving extensions for the following plans. The Antrim Township Planning Commission recommended granting these extensions.

- Greens of Greencastle Phase 6 & 7, Shannon Drive South: 180-day extension
- Antrim Commons Business Park, lot 7R, Molly Pitcher Highway, grading plan: 180-day extension
- Antrim Commons Business Park, Conservancy Lane: 180-day extension
- Paradise Estates Phase 3, Paradise View Drive: 180-day extension
- Grindstone Hill Business Park, Grindstone Hill Road: 180-day extension

A Young/Murray motion passed 5-0 approving the final plan for William S. and Una Karen Gailey, residential 2-lot addition, Maryland Line Road.

A Murray/Heraty motion passed 5-0 approving the final plan for Robert L. Jr. and Wendy L. Martin, residential 1-lot subdivision, Buchanan Trail East/Gearhart Road.

A Murray/Young motion passed 5-0 approving the final plan for Delbert P. and Trudy L. Kennedy, residential 3-lot addition, Marion Road.

A Heraty/Murray motion passed 5-0 approving the final plan for Rolling Hills Phase 7, 20-lot subdivision, Raeann Drive.

An Alleman/Heraty motion passed 5-0 approving the final plan for Paul S., Craig M., and Todd A. Carbaugh, 1-lot subdivision, Sportsman Road.

A Heraty/Murray motion passed 5-0 authorizing staff to send the sewer facilities planning RFPW-NBD (Request for Planning Waiver-Non Building Declaration) to DEP (Department of Environmental Protection) for the following two (2) plans. No building is proposed with either lot addition plan.

1. Delbert and Trudy Kennedy, Marion Road
2. Robert and Wendy Martin, Buchanan Trail East/Gearhart Road

A Heraty/Alleman motion passed 5-0 approving the estimate from GDC (Global Data Consultants) for the server installation (labor) at \$8,160.00. The hardware and software were previously awarded to CDW for \$16,486.90. The combined total is \$24,646.90, which is still under the budgeted amount of \$26,500.00 for the server installation and upgrade. The Supervisors authorized staff to proceed.

A Murray/Young motion passed 5-0 authorizing staff to proceed with the migration of the Township's document management solution from EFC (E-File Cabinet) to Rubex, which includes Secure Drawer. EFC was phased out and replaced with Rubex. Rubex came with a large price increase so they applied an 83.15% discount to get the Township a price of \$303.13 per license per year. The Township needs 13 licenses so the total price per year for Rubex is \$3,940.69, compared to the budgeted \$3,000.00 for 3-years for EFC. The Supervisors approved the price increase as part of this authorization to proceed.

The agenda item for the Sale of Conservation Area and greenspace for the Greens of Greencastle was tabled. The purpose of this item being on the agenda was to see if the Board of Supervisors is open to Conservation Area/Greenspace being split up and owned separately.

A Murray/Heraty motion passed 5-0 authorizing workers' compensation coverage for Rescue Hose Fire Police during the 55th Annual Sidewalk Days in Greencastle and assistance from the Township for placing/removing traffic barricades at exit 5 with no Township personnel staffing during the event.

An Alleman/Heraty motion passed 5-0 officially endorsing the 41st Triennial celebration of the Greencastle-Antrim Old Home Week set for August 6 – 13, 2022; general approval of assistance and participation to include the opening of the Martins Mill Bridge for a "drive-thru" event on August 6 from 9am to 1pm; and the donation of \$5,000 to the Greencastle-Antrim Old Home Week Association.

A Heraty/Murray motion passed 5-0 authorizing staff to submit application for entering Township vehicles in the Greencastle-Antrim Old Home Week Parade set for August 11 at 6pm

and purchase candy for distribution during the parade. The Supervisors asked to be placed closer to the front of the parade if possible and asked for staff volunteers to assist with parade activities.

Young reminded everyone to get out and vote in the May 17, 2022, primary.

Baer said staff is doing a great job and stated that when staff needs something they are contacting him for assistance.

Baer called for public comment.

Doug Shatzer thanked the Supervisors for their service to the community.

A Heraty/Alleman motion passed 5-0 to adjourn the regular meeting at 10:54 pm.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary