

Minutes of the Antrim Township Supervisors
Regular Meeting

June 14, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, June 14, 2022, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: Rick Baer, Chairman; Pat Heraty, Fred Young, and John Alleman. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer. (*Chad Murray, Vice Chairman, absent.*)

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

Baer stated that the meetings are recorded and posted to the Township website.

Baer announced that the Township has experienced a great loss with the passing of part-time staff member Richard “Dick” Yohn and asked for prayers for his family during this difficult time.

A Heraty/Young motion passed 4-0 authorizing staff to close the office at 10:00 on Friday, June 17, 2022, to allow staff members to attend the funeral service of Mr. Yohn.

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

Baer called for Public Comment.

Albert Miller, Borough of Greencastle President, introduced himself and Vice President Jan Shafer. Mr. Miller stated that they are hoping that the Borough, Township and School District can meet at least twice a year and stated they are interested in beginning the review process of the Comprehensive Plan as it is at least ten (10) years old.

An Alleman/Heraty motion passed 4-0 to approve the minutes from the May 24, 2022, Regular Meeting.

A Heraty/Alleman motion passed 4-0 to approve the payment of the bills on the Treasurer’s reports dated June 14, 2022.

A Heraty/Young motion passed 4-0 granting the Stormwater Management exemption request for Wendell L. and Rebecca Martin, Stull Road. This single-family home lot meets the exemption criteria in the Township ordinance. The Township engineer firm, Dewberry, and the Antrim Township Planning Commission recommended approval of this request.

A Heraty/Alleman motion passed 4-0 granting the modification request from §110-49(A) well location for Greencastle Veterinary Hospital, Buchanan Trail East, allowing the well to be 10’ from the proposed expansion of the veterinary hospital, providing they sign the Hold Harmless Agreement. The Antrim Township Planning Commission recommended approval of this request.

A Young/Heraty motion passed 4-0 granting the modification request from §126-10(C)(1)(d) requiring a 3’ separation to the limiting zone for Greencastle Veterinary Hospital, Buchanan Trail East. The

Supervisors will allow a 2' separation as DEP (Department of Environmental Protection) allows for a 2' separation. The Township engineer firm, Dewberry, and the Antrim Township Planning Commission recommended approval of this request.

A Young/Heraty motion passed 4-0 granting the modification request from §125-17(C)(3)(f)(3) driveway widths and radius, but not location, for Quick Serve Realco (KFC), Buchanan Trail East, allowing the developer the requested 32' driveway with larger radii to accommodate truck deliveries to the store. The Township engineer firm, Dewberry, and the Antrim Township Planning Commission recommended approval of the request.

A Heraty/Young motion passed 4-0 granting the modification request from §125-16(A)(8)(e) to Century Industrial Development, Molly Pitcher Highway, allowing curb radii larger than 40'. The Township engineer firm, Dewberry, and the Antrim Township Planning Commission recommended approval of the request.

A Heraty/Alleman motion passed 4-0 granting the modification request from §125-17(E)(3)(a), shared use trail location, for Century Industrial Development, Molly Pitcher Highway so long as they put in cross walks at the appropriate locations. The developer requested to put the shared use trail on the north side of the proposed road instead of on both sides as shown on the official map. The Township engineer firm, Dewberry, and the Antrim Township Planning Commission recommended granting this request.

A Heraty/Alleman motion passed 4-0 granting the modification request from §126-10(C)(1)(g), prohibiting infiltration facilities from being used as sediment basins, for Century Industrial Development, Molly Pitcher Highway. DEP allows for a 24" offset when a sediment basin is converted to an infiltration basin. The Township engineer firm, Dewberry, and the Antrim Township Planning Commission recommended granting this modification.

It was stated that the Board of Supervisors previously made a motion that they no longer wish to see the Shared Use Trail west of Greenmount Road. The official map will be amended to reflect this change.

An Alleman/Heraty motion passed 4-0 granting the modification request from §125-17(E)(3)(a), shared use trail location, for Vision-Hykes Road LLC Lot 1, Hykes Road. The following items were noted and granted:

- the Shared Use Trail will run along the west side of the Greenmount Road extension. This will avoid crossing several driveways to the facility on Lot 1.
- The Shared Use Trail will cross the Greenmount Road extension at the proposed future driveway of Lot 2 (which may or may not ever be built). Once it crosses the road, the Shared Use Trail will continue along the extension of Ebbert's Spring Court and align with the trail at Milnor Road. It will NOT continue farther up the Greenmount Road extension.
- The Shared Use Trail leading up to the Stewart property will also be removed to avoid a wet weather stream. It was noted that when the Township completes the trail up to Route 11, it will most likely run along the south side of Hykes Road.

The Zoning Officer stated how refreshing it is to work with a developer such as Vision-Hykes Road LLC who is willing to complete off-site improvements, which are not required, for the betterment of the Township.

A Young/Alleman motion passed 4-0 denying the modification request from §125-17(A)(6)(b), temporary dead ends, as the current request does not provide a way to turn vehicles around and gave direction to staff to work with Vision-Hykes Road LLC to come up with a solution that will work.

A Heraty/Baer motion passed 4-0 authorizing the Chairman to sign the Agreement to Amend Paradise Estates Phase 2, lot 33. This plan amendment relocates amended soils to allow a driveway relocation.

A Heraty/Young motion passed 4-0 authorizing the Chairman to sign the Agreement to Amend Paradise Estates Phase 1 Hoffman Road improvements. This plan amendment eliminates the stop signs on Hoffman Road and allows Paradise View Drive to be a full-movement intersection. The sight easement along Hoffman Road has been recorded and will be maintained by the HOA (Home Owners Association).

A Young/Alleman motion passed 4-0 authorizing the Chairman to sign the Hold Harmless Agreement for the well location for Greencastle Veterinary Hospital, Buchanan Trail East, once it is received.

A Young/Heraty motion passed 4-0 granting a 90-day plan extension to Vision-Hykes Road LLC Lot 1. The Antrim Township Planning Commission recommended granting this extension request.

A Young/Heraty motion passed 4-0 granting a 180-day plan extension to the following three (3) plans. The Antrim Township Planning Commission recommended granting these extension requests.

1. Wendell L & Rebecca Martin, Stull Road
2. Greencastle Veterinary Hospital, Buchanan Trail East
3. KFC Restaurant, Buchanan Trail East

A Heraty/Alleman motion passed 4-0 approving by Resolution # 351 the Component 3 SFPM (Sewer Facilities Planning Module) for Wendell L & Rebecca Martin, Stull Road. This single-family home lot with ATMA (Antrim Township Municipal Authority) public sewer service will add 1 EDU to the system.

A Heraty/Alleman motion passed 4-0 approving the release in full of the Letter of Credit being held for Greens of Greencastle Phase 5 in the amount of \$95,876.88 as all work is completed.

A Heraty/Young motion passed 4-0 approving the release in full of the bond being held for Paradise Estates Phase 1 in the amount of \$46,056.91 as all work is completed.

An Alleman/Heraty motion passed 4-0 approving a partial release of escrow being held for Rolling Hills Phases 4 and 8 in the amount of \$23,576.00, leaving a balance of \$29,689.52 in escrow. The swale work along Cydney Lane and stormwater improvements for Morgan Court have been completed and passed inspection by Dewberry, the Township's engineering firm.

The request to allow a portion of conservation land and greenspace to be subdivided off the Golf Course and added to a private homeowner's lot died for a lack of a motion since the greenspace is intended for the use of the Greens of Greencastle Phases 6 through 10.

The Conditional Use Decision for 12392 Williamsport Pike was tabled at this time, as it will be discussed during the Executive Session with a decision announced afterwards.

The Deed of Dedication for Greens of Greencastle Phase 5 was tabled to allow the Township Solicitor to do some research at the courthouse.

The Zoning Officer gave an update on the MS4 EPA audit and on the Pollutant Reduction Plan (PRP) project. The EPA (Environmental Protection Agency) audit did not include any fines at this time but there were some suggestions on how to improve the program. The Assistant Zoning Officer will be preparing a response to EPA addressing some information they said was missing but was provided. RES (Resource Environmental Solutions) will be in attendance at the June 28, 2022, meeting to review the PRP project. RES is proposing a Design, Build, Operate and Maintain (DBOM) project with a cost savings to the Township. Antrim Township would be partnering with PennDOT on a project.

The Township Solicitor asked for an additional item to be discussed during Executive Session as A. Duie Pyle has filed a lawsuit in connection to their tax assessment appeal and how will this affect their LERTA status.

A Heraty/Alleman motion passed 4-0 authorizing the Chairman to sign the pledge form supporting the Franklin County Drug Task Force.

The Secretary-Treasurer gave an update on the Water Shut-Off process stating there are 41 accounts having notices posted on their doors on June 15 for a combined total of \$11,167.59, with a shut-off date of June 30 if unpaid.

An Alleman/Heraty motion passed 4-0 to start the paperwork to begin the process of alignment for Grant Shook Road with Rosebud.

An Alleman/Heraty motion passed 4-0 approving Workers' Compensation coverage for Rescue Hose Fire Police for all events during Old Home Week in which they provide assistance.

Alleman recognized a 2nd Class Scout in the audience who was working on a Citizenship badge by attending the meeting and asking questions.

Heraty offered condolences to the Yohn family and asked that we keep the Yohn's in our thoughts and prayers.

Young mentioned that Yohn had been with the Township for approximately 12 years and recited a funny story about Yohn mowing the road edges and said he will be greatly missed.

Young also mentioned that the Township wishes to be placed closer to the front during the Old Home Week parade.

Baer stated that you never had to worry about what Dick Yohn was thinking as he had no problem letting you know how he felt about something. Baer said the Township will miss Dick and especially Cheryl Walburn.

Baer gave a brief department update stating the following: Road Crew did a great job on stripping the topsoil and getting the site ready for the new storage building at the park. They are a foot below final grade now and the footers can be installed at any point; The security system for the park is moving forward; the Public Works Director has received the appraisal for the well at Grant Shook Road.

Baer called for Public Comment.

Robert Smith, 7498 Angle Road, asked if the Zoning Officer added an agenda item to last section "F" under Zoning and it was explained that there were two topics of update under one letter, the MS4 EPA audit update and the PRP project update. Mr. Smith also inquired where the Supervisors were on finding a replacement for the Township Administrator position. The response from the Supervisors was that they hope to have the job advertised internally and externally within two weeks and ideally have a new person in place by Old Home Week.

Connie Slye, 801 Zarger Road, expressed her disappointment with the decision made for the recent vacant Planning Commission position and would like to be considered for any future open position on the Planning Commission as she feels she is greatly qualified to serve the Township in this capacity.

A Young/Heraty motion passed 4-0 to recess the Regular meeting, into the Executive Session, at 8:13 p.m.

A Heraty/Young motion passed 4-0 to adjourn the Executive Session and reconvene the Regular meeting at 9:03 p.m.

Township Solicitor announced that during the Executive Session the FR-Williamsport LLC Conditional Use application was discussed with decision, as well as the A. Duie Pyle tax assessment appeal.

A Heraty/Alleman motion passed 4-0 approving the Findings of Fact and Conclusion of Law and Conditions for the solar renewable energy project to be located at 12392 Williamsport Pike; and authorized the Chairman to sign the Conditional Use Order once it is prepared.

A Heraty/Young motion passed 4-0 to not have the Township Solicitor be engaged in the A. Duie Pyle tax assessment issue, but staff can be supportive in the process.

A Heraty/Young motion passed 4-0 to recess the Regular meeting, into a second Executive Session, at 9:08 p.m. to discuss personnel matters.

A Heraty/Young motion passed 4-0 to adjourn the Executive Session and reconvene the Regular meeting at 9:50 p.m.

Young stated that during the Executive Session personnel matters were discussed with no decisions to announce.

A Heraty/Young motion passed 4-0 to adjourn the Regular meeting at 9:51 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary