

Minutes of the Antrim Township Supervisors
Regular Meeting

August 9, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, August 9, 2022, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following members present: Rick Baer, Chairman; Chad Murray, Vice Chairman; Pat Heraty and John Alleman. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer. (*Supervisor Fred Young, absent*)

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

Baer announced that the meetings are recorded and will be available on the Township website.

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

Baer called for Public Comment. There were none.

A Heraty/Murray motion passed 4-0 to approve the minutes from the July 26, 2022, Regular Meeting.

A Heraty/Murray motion passed 4-0 to approve the payment of the bills on the Treasurer's reports dated August 9, 2022.

A Heraty/Alleman motion passed 4-0 granting a stormwater management exemption to 2017 Greenmount Road LLC, Greenmount Road, for road improvements at Mason Dixon Road and Route 11, as 1,350 square feet of impervious area is being added to this intersection for a designated right turn lane. The Township engineer, Dewberry, and the Antrim Township Planning Commission recommended granting this modification.

A Heraty/Alleman motion passed 4-0 granting a modification request from §126-7 to All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, to exclude the offsite stormwater runoff from the peak rate reduction for POI-001. All onsite stormwater runoff has been mitigated. The Township engineer, Dewberry, and the Antrim Township Planning Commission recommended granting this request.

A Heraty/Murray motion passed 4-0 granting a modification request from §126-6(T) to Glenwood Foods, Grindstone Hill Road, which requires the first-floor elevation to be 2' above the 100-year storm elevation. The building is existing, and it is not feasible to change the grade of the existing building or the depth of the pond due to geologic conditions. The Township engineer, Dewberry, and the Antrim Township Planning Commission recommended granting this request.

A Murray/Alleman motion passed 4-0 granting a modification request from §126-7(C) to Glenwood Foods, Grindstone Hill Road, allowing them to reduce the 2-year post-construction peak rate to the 1-year pre-construction peak rate. The runoff from the shared use trail does not meet the pre and post runoff rates due to existing conditions on the site. They are reducing the runoff to .28 cubic feet per second (cfs) instead of the .15 cfs. The Township engineer, Dewberry, and the Antrim Township Planning Commission recommended granting this request.

A Murray/Heraty motion passed 4-0 granting a modification request from §125 (Land Development) and §126 (Stormwater) to Pete and Gerry's, 104 Commerce Avenue, for 10' x 20' concrete pad for a diesel tank as the runoff would be minimal. The Antrim Township Planning Commission recommended granting this modification.

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

1. Keystone Crossing – I-81 at South Young Road
2. US Cold Storage – Hykes Road
3. Heritage Estates West, Phase 2 & 3 – Delanie Drive
4. Paradise Estates, Phase 3 – Paradise View Drive
5. Paradise Estates, Phase 4 – Pleasant Waters Road
6. Glen D. Dice – Williamson Road

The final plan approval for Whispering Willows, 142-lot subdivision, North Young Road, was tabled.

A Heraty/Alleman motion passed 4-0 conditionally approving the final land development plan for All Boxed Up Self Storage, Grindstone Hill Road/Bemisderfer Road, pending the receipt of financial security.

A Heraty/Alleman motion passed 4-0 approving the final plan for Wendell L. and A. Rebecca Martin, 1-lot subdivision, Stull Road. This is a single-family home lot.

A Heraty/Baer motion passed 4-0 accepting the withdrawal of the Component 3 SFPM (Sewer Facility Planning Module) for Buchanan Flats, East Baltimore Street. Buchanan Flats will be submitting a sewer exemption now that the upgrade to the Township's Wastewater Treatment Plant (WWTP) has reached substantial completion and Component 3 SFPM are no longer required.

A Heraty/Murray motion passed 4-0 approving the annual review of the Matrix I-81 Logistics Center, Commerce Avenue, financial security to be renewed in the same amount that is currently being held, which is \$19,500.00. All the work has been completed and are waiting on revised as built drawings to show that the stormwater system was constructed properly.

A Murray/Heraty motion passed 4-0 approving the annual review of the Matrix-Conrad Court, Molly Pitcher Highway, financial security to be subject to the 10% increase as no work has been able to commence. The Township is currently holding \$444,153.49 in escrow for the completion of Conrad Court. The new financial security amount to be held is \$488,568.84, which includes the 10% increase of \$44,415.35.

A Heraty/Murray motion passed 4-0 approving the Memorandum of Conditional Use Decision as prepared by FR-Williamsport LLC. The Township Solicitor has reviewed this document and did not have any changes to it and will be executed by the owner/applicant after acceptance by the Board of Supervisors. By recording this memorandum any person searching the land records of this property will see the Conditional Use Decision.

Direction was given to proceed with September 27, 2022 for the hearing date for the Zoning Change along Greenmount Road. Jerr Dan submitted their zoning change application to change the parcel on

the East side of Greenmount Road to Industrial from R-2 (residential). The Township has included the Manahan and Rosenberry properties in this ordinance as to not end up with a pocket of R-2. The property owners are aware of this are in favor of this change.

The Supervisors decided to get legal advice from the Township Solicitor during the Executive Session on the bidding process for the installation of utilities at the Antrim Township Molly Pitcher Highway property.

Chairman Baer updated the Board of Supervisors on general activities going on at the Township, which included the following:

- new mower is in operation
- Road Crew dug the footers this week for the new storage/maintenance building at park
- 500 vehicles crossed the Martins Mill Bridge during the 4-hour opening during Old Home Week
- 8,000 feet of pipe to house the wiring of the security system at the park has been received

There was discussion on how to best help the property owners in immediate proximity to Martins Mill Bridge, on the West Weaver Rd. side, from the public trespassing. No decision was made.

The agenda item to announce the hiring of an Office Clerk was tabled.

A Heraty/Alleman motion passed 4-0 to place an ad in the newspaper to announce that the Township will be accepting Letters of Interest for the vacant position on the Antrim Township Planning Commission. Interested parties must respond by August 31, 2022, and the Supervisors hope to make a decision at the first meeting in September.

The Supervisors tabled the discussion on the Township's Host Municipal Inspector (HMI) position until all members of the Board of Supervisors are present.

An Alleman/Heraty motion passed 4-0 to place all funds received from Waste Management after October 15, 2022, for the quarterly host fees payable to Medic2, be placed in escrow until it can be determined what to do with them. As of October 15, 2022, Medic2 (Waynesboro Area Advanced Life Support Unit, Inc.) will discontinue providing ambulance services.

A Heraty/Alleman motion passed 4-0 approved Workers' Compensation coverage for Rescue Hose Fire Police for the Make-a-Wish Franklin County Truck Convoy set for August 20, 2022, as requested by the Saint Thomas Township Board of Supervisors.

Heraty stated that he and his family have lived in Greencastle for 17 years and feel so blessed to call this area home and Old Home Week is a perfect example of what makes Greencastle feel so special.

Murray commented that there was a great turn out for the Martins Mill Bridge opening and crossing with vehicles coming from nine (9) different states.

Baer mentioned how great it has been to have had the good weather for the Old Home Week celebrations. Baer stated that a better Public Address System be secured before the next Old Home

Week as the current system is shot. Baer said the class reunion he attended during Old Home had a good turnout of over 60 people.

Baer called for Public Comment.

Robert Smith, 7498 Angle Road, thanked the Township for repairing the hole on Brown's Mill Road. Mr. Smith commented that the Township's property on Molly Pitcher Highway is in need of mowing. Mr. Smith stated that he does not believe the Township needs to spend any money advertising for the vacant position on the Planning Commission as there is a qualified person that the full Planning Commission has endorsed in writing that has submitted a Letter of Interest for the position.

A Heraty/Alleman motion passed 4-0 to recess the Regular meeting, into the Executive Session, at 7:37 p.m.

A Heraty/Murray motion passed 4-0 to adjourn the Executive Session and reconvene the Regular meeting at 7:59 p.m.

Township Solicitor announced that a personnel matter and legal advice was discussed during Executive Session.

An Alleman/Hearty motion passed 4-0 appointing PennBid as the agent to receive and collect the bids electronically for the installation of utilities at the Township's Molly Pitcher Highway property.

An Alleman/Murray motion passed 4-0 appointing the Township Secretary as the Township's agent to open the results of the bids received by PennBid at the designated date and time for the installation of utilities at the Township's Molly Pitcher Highway property.

A Heraty/Murray motion passed 4-0 to adjourn the Regular meeting at 8:01 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary