

Minutes of the Antrim Township Supervisors
Regular Meeting

September 27, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, September 27, 2022, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following board members were present: Rick Baer, Chairman; Chad Murray, Vice Chairman; Pat Heraty, Fred Young, and John Alleman. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; Amber King-Reasner, Assistant Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer.

Baer called the meeting to order at 7:01 p.m.

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

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

Baer called for Public Comment. There were none.

Motion to approve the minutes from the September 13, 2022, Regular Meeting was tabled until Young arrives, as Heraty and Murray were absent from this meeting.

A Murray/Heraty motion passed 4-0 to approve the payment of the bills on the Treasurer's reports dated September 27, 2022.

A Murray/Heraty motion passed 4-0 to recess the Regular Meeting.

A Murray/Heraty motion passed 4-0 to open the Public Hearing of the Board of Supervisors.

The Chairman called to order the Public Hearing at 7:04 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 69 acres comprising of 5 separate parcels from Medium Density Residential (R-2) to Industrial (I) Zoning at the Northeastern corner of Greenmount Road.

Supervisor Young arrived at 7:05 p.m.

The Chairman asked all those present that wish to testify or offer any comments concerning the matter at hand to please stand and raise their right hand to be sworn in.

The Chairman asked those standing, "Do you swear or affirm to tell the truth, the whole truth and nothing but the truth?"

The Chairman informed the sworn-in persons that all testimony should be presented directly to the Board of Supervisors and when recognized to clearly state their full name and address for the record.

The Chairman first called on the Assistant Zoning Officer.

King-Reasner stated the following:

- Public Notices were mailed to surrounding property owners on 8-16-2022 and the property was posted on 9-19-2022. The legal advertisement ran on 9-12-2022 and again on 9-19-2022 in accordance with the law.
- The Zoning map may be revised by the Board of Supervisors at their sole discretion, who may approve or deny the request for any reason.
- The Franklin County Planning Commission and the Antrim Township Planning Commission both support the change from Medium Density Residential (R-2) to Industrial (I).
- The area now zoned Medium Density Residential (R-2) has been requested to be rezoned as Industrial (I). Medium Density Residential (R-2) was intended to allow for higher densities of residential and low impact commercial uses. Permitted uses such as churches, boarding houses, schools, and daycare centers are no longer a good fit to this area and should not be permitted since trucks will dominate the road.
- Staff received a couple of calls to obtain information on the change, but callers did not state they objected to the change.
- It is in the Township's best interest to change the zoning from Medium Density Residential (R-2) to Industrial (I) to be more in line with the uses and traffic types that will be generated in the area. The Township should not encourage development that would comele residential with commercial traffic.

The Chairman asked if the Board of Supervisors had any question for the Assistant Zoning Officer. There were none.

The Chairman called on the Applicant.

Mr. Karl Petrie, Facility Manager for JLG, offered testimony on the approx. 4.16-acre property at the corner of Greenmount Road and Hykes Road. Petrie stated that JLG is operating as an Industrial business at this location and was not aware that they were not in compliance until informed that their property was zoned R-2. Petrie stated having their property changed from Medium Density Residential (R-2) to Industrial (I) is the first step towards bringing their property into compliance. Petrie added that JLG does not intend to change how they are using the property if the zoning change request is granted.

The Chairman asked if the Board of Supervisors had any question for the Applicant. There were none.

The Chairman called on members of the audience that were sworn in.

Greg Hartman, 11892 Waxwing Drive, stated that he came to a previous meeting and stated his displeasure with the development of so many warehouses on prime farmland and wanted feedback on the current development of warehouses. The Supervisors recommended that he contact the Zoning Office to get an update on current and upcoming development. The Supervisors further stated that their hands are tied once a farmer sells their track of land to a developer, as the Township cannot restrict what is allowable on the property if it is a permitted use for the zoning district.

Walter Medina, 14696 Greenmount Road, asked how this zoning change will affect taxes and assessment of property for the residents in this area. It was stated that the Tax Office makes their assessment based on current use, not the Zoning District, so if the parcel does not change their current use, the taxes should remain the same as current. Mr. Medina had a question about the loss of property due to the right-of-way on his driveway. The Township stated that all right-of-ways that go to the center of the road will remain the same. Mr. Medina also inquired about the building on the JLG property that should not be located where it is. It was stated that this current hearing to change the zoning is the first step in bringing the JLG

property into compliance. The next step would be to apply for a variance with the Zoning Hearing Board for the building location.

Max Stine, 14694 Greenmount Road, stated that his deed to his property, and that of several of his neighbors, show a 50-foot private right-of-way. The Township stated that their deeds would not change, and this 50-foot private right-of-way would remain as such. Mr. Stine mentioned there is interest in doing away with the right-of-way and moving the private right of way to provide everyone access to the rear of their property. Mr. Stine also mentioned that many years ago they took their mailboxes out and they do not have them to this day.

Karl Petrie, Facility Manager for JLG, spoke again to say that he realizes there is a right-of-way that needs to be maintained, and that errors have been made in the past involving parked trucks in the right-of-way. Mr. Petrie encourages the open dialogue with their neighboring residents and that JLG/Jerr-Dan is also open to the idea of relocating the current right-of-way to better suit everyone.

Baer, after calling one last time for public comment, stated that there is no further testimony and would accept a motion to adjourn the Public Hearing.

An Alleman/Young motion passed 5-0 to adjourn the Public Hearing at 7:26 p.m.

A Murray/Alleman motion passed 5-0 to reconvene the Regular Meeting.

The Chairman stated that action can be taken at this time or postponed to a later date. The Zoning Officer stated that the Board decision would be to adopt the ordinance changing the zoning or deny it. A Supervisor inquired if JLG would be required to provide screening if the zoning change goes through making them an Industrial property, to which the Zoning Officer stated that this would be a decision for the Zoning Hearing Board. The Township Solicitor inquired if the Zoning Hearing Board has set a meeting date for this issue, to which the Zoning Officer stated that this public hearing had to happen first and if the zoning change is approved a date will then be set; and all neighboring residents and applicant will be notified for that hearing just as for tonight's public hearing.

An Alleman/Young motion passed 4-1 (Murray opposed) to adopt Ordinance 362 to amend the zoning of approximately 69 acres comprising of 5 separate parcels from Medium Density Residential (R-2) to Industrial (I) Zoning at the Northeastern corner of Greenmount Road.

An Alleman/Young motion passed 3-0-2 (*Murray and Heraty abstained as they did not attend the meeting*) to approve the minutes from the September 13, 2022 Regular Meeting.

The Chairman called for visitor Richard Weeden, property owner of 2388 Buchanan Trail West. Mr. Weeden stated that he has partnered with H2 Genesis for an endeavor called "GreenStone Project" for his property. This project will see the Weeden property leased to a company who will be utilizing solar and water on the property to produce Hydrogen and storing it as Liquid Hydrogen. Mr. Weeden introduced Eric Aulabaugh.

Eric Aulabaugh, Director of Projects for H2 Genesis, recognized his partner at H2 Genesis, John Simkiss who was also in attendance. Mr. Aulabaugh distributed two items to the Board of Supervisors and Township Zoning Officers. The first was a detailed 17-page booklet giving the overview of the proposed "GreenStone Project" and the second was a printed copy of the 120-page U.S. Department of Energy's National Clean Hydrogen Strategy and Roadmap. Mr. Aulabaugh went through his slide presentation with the Board of Supervisors, which was the same as the booklet he gave out. Mr. Aulabaugh explained how

this project is supporting a sustainable future for the community by developing one of the first modular GREEN Hydrogen Production facilities in the Mid-Atlantic Region. Mr. Aulabaugh gave an overview of the following: how hydrogen would be produced and stored; the demand for hydrogen energy; the safety of hydrogen; the project concept (components); the proposed property is zoned Community Commercial; suitability of the proposed site for development; job creation of this project; and project impact on local utilities. Mr. Aulabaugh thanked the Supervisors for their time and for allowing H2 Genesis to present the proposed project overview.

A Heraty/Young motion passed 5-0 approving the final Land Development Plan for Greencastle Veterinary Hospital, Buchanan Trail East.

The Traffic Light Agreement with the Borough of Chambersburg and the related resolution was tabled until the Borough of Chambersburg has reviewed and approved the Agreement.

Baer mentioned that there will more than likely be a change order on the quote for the fiber cable for the security system but will know more later to how much of an increase. Baer mentioned that two of the Department Leaders were absent on Monday so the Department Leaders meeting for 9/26 was cancelled.

A Heraty/Alleman motion passed 5-0 approving the 2023 Minimum Municipal Obligation (MMO) worksheet for the Township pension plan with PMRS (Pennsylvania Municipal Retirement System). This worksheet becomes the actual invoice to the Township for the portion needed to fund the pension plan. This years worksheet calculates to \$65,481.00.

An Alleman/Baer motion passed 5-0 approving Workers' Compensation for Rescue Hose Fire Police for two (2) Fire Police requests from the Borough of Mercersburg, should Rescue Hose Fire Police choose to participate.

An Alleman/Murray motion passed 3-0-2 (*Young and Heraty opposed*) appointing Connie Slye to fill the vacant position on the Antrim Township Planning Commission. Richard Walck resigned his term on 7/11/2022 and this term ends on 01/01/2025.

Young mentioned that Dr. Oz is coming to Chambersburg, PA tomorrow morning from 8:30-9:15 for anyone who is interested.

Murray thanked the three Supervisors that were in attendance to cover the absences at the last meeting and thanked staff for continuing to hold things together.

Baer made quick arrangements with fellow Supervisors to cover two (2) separate meetings on 9/29 and 9/30.

Baer called for Public Comment.

Robert Smith, 7498 Angle Road, stated he thought the presentation by H2-Genesis was good, but wanted to reiterate that they said they would keep the house and barn preserved as a historical significance and hopes the Township will make sure they do if this project comes to fruition.

A Young/Baer motion passed 5-0 to adjourn the Regular meeting into an Executive Session at 8:15 p.m.

A Heraty/Murray motion passed 5-0 to adjourn the Executive Session, back into the Regular Meeting at 9:00 p.m.

Baer announced that Real Estate and Personnel matters were discussed during the Executive Session with no decisions.

A Young/Baer motion passed 5-0 to adjourn the Regular Meeting at 9:01p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary