

Minutes of the Antrim Township Supervisors
Regular Meeting

November 8, 2022

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, November 8, 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 and John Alleman. The following were also in attendance: John Lisko, Solicitor; Sylvia House, Zoning/Code Enforcement Officer; and Jennifer Becknell, Secretary/Treasurer. *(Fred Young was absent.)*

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.

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

Baer called for Public Comment. There were none.

An Alleman/Heraty motion passed 3-0-1 *(Murray abstained as he did not attend this meeting)* to approve the minutes from the October 25, 2022, Regular meeting.

An Alleman/Heraty motion passed 4-0 to approve the payment of the bills on the Treasurer's reports dated November 8, 2022.

A Murray/Heraty motion passed 4-0 to add agenda item 10C, as the Township received a late Fire Police request that cannot wait until the next Board of Supervisors meeting.

Emilee Little, Borough Manager and Ed Wine, Chairman of Borough Planning Commission, were in attendance for the visitor section. Mr. Wine provided a copy of the original letter dated October 25, 2022, with an attached map showing the aerial view of proposed Buchanan Flats development and the proposed connection road through Moss Springs. Mr. Wine addressed the Supervisors on why the Borough is opposed to the connector road through Moss Springs. Mr. Wine stated that the Borough is fully aware that it is within the Township's authority to create this connector road but is asking for consideration on the matter. Mr. Wine continued by asking that if the Township decides to move forward on the connector road that the project will be a scaled down version.

A Murray/Alleman motion passed 4-0 denying the modification request from §125-17(C)(3)(c) for Greencastle (Buchanan) DGS, Buchanan Trail West, requiring shared access along Route 16 in accordance with the PennDOT comment that there be a shared access utilizing the existing lane to Rockwell Lumber and other residences along the lane. The Antrim Township Planning Commission recommended denying the request.

A Heraty/Alleman motion passed 4-0 granting the modification request from §125-17(C)(3)(d) for Greencastle (Buchanan) DGS, Buchanan Trail West, requiring joint and cross access drives for all non-residential driveways. The Antrim Township Planning Commission recommended granting this modification request.

A Heraty/Alleman motion passed 3-1 *(Murray opposed)* granting a stormwater exemption modification request in accordance with §126-5 for 2017 Greenmount Road LLC, for 59 square-feet of impervious area

at I-81 Exit 1, Northbound ramp as it meets the criteria in the ordinance. The Antrim Township Planning Commission recommended granting this modification request.

A Heraty/Murray motion passed 4-0 granting the modification request for Greens of Greencastle Phase 6 and 7, allowing the use of alternative stormwater calculations as provided for by DEP (Department of Environmental Protection). The Township's engineering firm (Dewberry) and the Antrim Township Planning Commission recommended granting this modification.

A Murray/Heraty motion passed 4-0 granting a modification request from §125 "Land Development" and §126 "Stormwater" for Super 8 Motel (KPS Management), 735 Buchanan Trail East, to provide relief for a 16' x 24' (384 SF) shed that is proposed to be set on a gravel or concrete pad. All stormwater flows will run further onto their property and not impact the surrounding area. The Antrim Township Planning Commission recommended granting this modification request.

A Heraty/Murray motion passed 4-0 granting the following plan extensions. The Antrim Township Planning Commission recommended granting all four extensions.

1. Antrim Commons Business Park Lot 7R, Molly Pitcher Hwy., 180-day extension
2. Antrim Commons Business Park Conservancy Lane, Molly Pitcher Hwy., 180-day extension
3. Greencastle (Buchanan) DGS, Buchanan Trail West, 120-day extension
4. Glenwoods Food Expansion, Grindstone Hill Road, 180-day extension

A Heraty/Murray motion passed 4-0 approving the final plan for George D. and Mary L. Lancaster, 4-lot addition, Hykes Road.

A Murray/Alleman motion passed 4-0 approving the final plan for Alex A. and Erica M. Izer, 1-lot addition, Hades Church Road.

A Murray/Heraty motion passed 4-0 conditionally approving the final plan for Paradise Estates Phase 4, Pleasant Waters Road, 1-lot subdivision, pending receipt of DEP's approval of the sewer facilities exemption mailer for this single-family home lot.

The agenda item for the Buchanan Flats Sewer Exemption Mailer was tabled as the Antrim Township Municipal Authority needs an agreement for flow from the pool to the sewer system.

A Murray/Heraty motion passed 4-0 authorizing staff to send the RFPW-NBD (Request from Planning Waiver-Non Building Declaration) to DEP for George D. and Mary L. Lancaster, 4-lot addition, Hykes Road.

A Murray/Heraty motion passed 4-0 authorizing staff to send the Exemption Mailer to DEP for Paradise Estates Phase 4, Pleasant Waters Road, single-family home lot for 1 EDU.

Heraty/Murray motion passed 4-0 authorizing staff to send the RFPW-NBD (Request from Planning Waiver-Non Building Declaration) to DEP for Alex A. and Erica M. Izer, 1-lot addition, Hades Church Road.

The SFPM (Sewer Facilities Planning Module) for Glenn Dice was tabled as the Township is waiting to hear from the Township's SEO (Sewer Enforcement Officer).

A Heraty/Alleman motion passed 4-0 authorizing staff to allow the annual review of the financial security for Paradise Estates Phase 2 to renew in the same amount of \$17,662.94. An increase will be assessed in 2023 if the road is not paved by then.

A Murray/Heraty motion passed 4-0 directing staff to place the release of escrow funds for Sheetz # 553, Antrim Commons Drive, on the agenda for the 11-22-2022 Board of Supervisors meeting to allow time for the review by the Township's engineering firm, Dewberry.

A Heraty/Murray motion passed 4-0 approving the postponement of the H2 Genesis Conditional Use Hearing until January 24, 2023 as requested in writing by the applicant to allow them time to gather more information and create detailed plans.

A Murray/Alleman motion passed 4-0 acknowledging and accepting the Molly Pitcher Highway staging plan schedule, which gets extended each year as required by the PRD ordinance.

The Board of Supervisors gave direction to staff to oppose the variance application 2022-01V, Keystone Crossing. This variance application proposes to change the 120-unit Townhome development into 2-story multifamily units with a height of 55' for a new total of 240 units. The development is zoned R-2 which has a maximum height of 45'. The Antrim Township Planning Commission recommended that staff actively oppose the variance.

An Alleman/Heraty motion passed 4-0 appointing Environmental Septic Solutions LLC to serve as the primary SEO (Sewer Enforcement Officer) for Antrim Township and to manage the Township's on-lot disposal program, with an immediate effective date. The Supervisors approved the fee schedule provided by Environmental Septic Solutions LLC.

Three (3) Deed of Dedications were tabled to allow for sufficient review and the preparation of resolutions. The Deed of Dedications were for the following:

1. Rolling Hills Phase 4
2. Rolling Hills Phase 5
3. Rolling Hills Phase 8

Baer stated that they are working on the stonework on the new maintenance building at the Antrim Township Community Park.

A Heraty/Murray motion passed 4-0 approving the 2023 Budget for Franklin County Area Tax Board.

A Baer/Murray motion passed 4-0 appointing Jennifer Becknell as Representative to the Franklin County Area Tax Board and Crystal Mummert as the Alternate.

An Alleman/Heraty motion passed 4-0 approving Workers' Compensation coverage for the Rescue Hose Fire Police should they decide to assist with the Waynesboro Christmas Parade event on November 19, 2022.

Baer called for Public Comment.

Bob Coladonato, Rocky Fountain Drive, asked if the Township has hired a new Administrator, as the title on the agenda still reads "Administrator". The Secretary responded that was in error and that she would get the agenda corrected to read "Special Projects Coordinator", as there has been no hiring of an Administrator.

A Heraty/Alleman motion passed 4-0 to adjourn the Regular meeting into an Executive Session at 7:35 p.m. to discuss Personnel matters.

A Heraty/Alleman motion passed 4-0 to adjourn the Executive Session, back into the Regular Meeting at 8:11 p.m.

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

A Murray/Heraty motion passed 4-0 to adjourn the Regular Meeting at 8:12 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary