

Minutes of the Antrim Township Supervisors
Regular Meeting with
Conditional Use Hearing & Public Hearing to Amend Chapter 150-Zoning

April 25, 2023

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, April 25, 2023, at the Antrim Township office, located at 10655 Antrim Church Road, Greencastle, PA, 17225. The following board members were present: Chad Murray, Chairman; Fred Young, Vice Chairman; Rick Baer 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; Jodi Lambert, Stenographer (for Conditional Use Hearing); and Jennifer Becknell, Secretary/Treasurer. (*Pat Heraty was absent.*)

Attending from the Antrim Township Planning Commission; Larry Eberly, Chairman; Delbert Myers; Robert Smith; Connie Slye; Larson Wenger and Zachary Mills, Solicitor.

Murray called the meeting to order at 7:08 p.m.

Murray announced that there was a brief Executive Session just prior to the start of this meeting for a legal matter.

Murray 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.

Murray called for Public Comment. There were none.

Murray announced that there is a Park Survey on the Township website for anyone wishing to give feedback.

An Alleman/Young motion passed 4-0 approving the minutes from the April 11, 2023, meeting.

A Baer/Alleman motion passed 4-0 approving the payment of the bills on the Treasurer's Reports dated April 25, 2023.

Visitor, Randall Ackerman, 3070 McDowell Road, Waynesboro, stated he was representing Antrim Township Citizens for Safe Water, a newly formed coalition of Township citizens who are greatly concerned about the water quality used in their homes. Mr. Ackerman read a prepared statement which covered the following: an update on the spreading of Food Processing Residual (FPR) on property on the east side of the Township at sites located on Hollowell Church Road and McDowell Road; the dangers of spreading and storing FPR on the entire Township underground water supply; and the potential for devaluing home real estate values due to unsafe water supply.

At the request of Board of Supervisors (BOS) Chairman, Murray, a Young/Alleman motion passed 4-0 recessing the Regular Meeting and opening the Public Conditional Use Hearing at 7:19 pm.

Antrim Township Planning Commission Chairman, Eberly, called the Special Meeting of the Antrim Township Planning Commission (ATPC) to order at 7:19 pm.

Antrim Township Planning Commission Chairman, Eberly, recessed the Special Meeting of the ATPC, into the Conditional Use Hearing, at 7:19.

Eberly, ATPC Chairman, called the April 25, 2023 Public Hearing to order at 7:20 pm, for the purpose of hearing testimony from Manekin who proposes the construction of two commercial warehouses of approximately 230,000 square feet each, at 1032 Buchanan Trail East, Greencastle, PA, 17225, which is the current location of Green Grove Garden Event Center.

Murray, BOS Chairman, called the April 25, 2023 Public Hearing to order at 7:20 pm, for the purpose of hearing testimony from Manekin who proposes the construction of two commercial warehouses of approximately 230,000 square feet each, at 1032 Buchanan Trail East, Greencastle, PA, 17225, which is the current location of Green Grove Garden Event Center.

Murray, 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 comments directly to the Planning Commission and the Board of Supervisors and when recognized instructed them to please state their full name and address.

Murray stated that all testimony will be heard from the Applicant before any questions or testimony would be heard from the public.

Please see the 4-25-2023 transcript of the Conditional Use Public Hearing prepared by Jodi Lambert, Stenographer.

Murray called first the testimony from the Applicant, Manekin.

The Planning Commission and the Board of Supervisors heard from the Attorney, Andrew Benchoff, representing the Applicant, who provided both boards with packets containing Exhibits M-1 through M-12. These exhibits were all stated and explained by Mr. Benchoff. R. Lee Royer, professional surveyor, 1064 Buchanan Trail East, Waynesboro, who assisted the Applicant with the Conditional Use Application, was called upon to testify and answered questions specific to the proposed warehouse site. John Graham, with Manekin, 5850 Waterloo Road, Columbia, MD, testified regarding the specifications of the warehouses. Craig McCleaf, business address is 626 N. Grant Street, Waynesboro, who is a member of the ownership group of Green Grove Gardens, provided testimony on the existing use for the facility. After each testified, the BOS and ATPC asked questions.

Township Solicitor asked the audience if there was anyone who was in favor of the proposed warehouses and would like to offer testimony. No one raised their hand or spoke up.

BOS Chairman, Murray, recessed the Conditional Use Hearing, at 8:21 p.m., for an Executive Session for judicial deliberation, and the ATPC did likewise.

Both the BOS and ATPC reconvened the Conditional Use Hearing at 8:52 p.m.

BOS Chairman, Murray, asked if the Applicant had any other testimony to offer at this time.

Mr. Benchoff asked that all Exhibits offered (Exhibit M-1 through M-12) be entered as evidence.

BOS Chairman, Murray, stated that all Exhibits offered (Exhibit M-1 through M-12) will be entered as evidence.

BOS Chairman, Murray asked the audience if there was anyone who was in favor of the proposed warehouses that would like to speak. There were none.

An Eberly/Wenger (ATPC) motion passed 5-0 recommending to the Board of Supervisors that the Conditional Use Application for Manekin be denied as the Applicant did not meet the criteria of Chapter 150-23.

A Young/Baer (BOS) motion passed 4-0 to uphold the recommendation of the Antrim Township Planning Commission and denied the Conditional Use Application for Manekin as they did not meet the criteria set forth in Chapter 150-23(A)(1)(a) and (b).

Township Solicitor, explained to the public that the law concerning Conditional Uses states that specific criteria must be submitted, which in this case is detailed written descriptions of items listed in the section 150-23(A)(1)(a) and (b). He continued by stating that the boards will not be hearing testimony tonight from the public as it is not necessary due to the fact that certain criteria outlined in the Conditional Use ordinance was not met and denied on that basis. It was stated that there will be a written decision that the Board of Supervisors will be signing at their next meeting which will outline in detail the criteria that was not met.

A Young/Baer (BOS) motion passed 4-0 to reconvene the Regular meeting at 9:00 p.m.

A Eberly/Myers (ATPC) motion passed 5-0 to reconvene their Special Meeting.

Murray announced that the Board of Supervisors will now enter the second Public Hearing on the agenda.

A Young/Alleman motion passed 4-0 to recess the Regular meeting.

Murray called the April 25, 2023, Public Hearing to order at 9:05 p.m. for the purpose of hearing public comment on the amendment of Chapter 150-23 entitled "Conditional Uses" which, if approved, will remove "Wholesale business facilities" from the Community Commercial Zoning District as a conditional use.

Murray 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 comments directly to the Board of Supervisors and when recognized instructed them to please state their full name and address.

Murray first called on the Zoning Officer for testimony.

The Zoning Officer House stated that the ordinance amending the Chapter 150, entitled “Zoning” was presented to the Antrim Township Planning Commission at their April 3, 2023, meeting and they recommended the removal of “Wholesale Business Facilities” from the Community Commercial district. House also stated the following:

- As required by law, this ordinance was sent to the Franklin County Planning Commission (FCPC) for review. The Township did not receive a response back from FCPC and the time frame for their response has expired so the Township can proceed.
- This change conforms to the Antrim Township Comprehensive Plan.
- The ordinance was advertised in accordance with the law.
- No negative feedback was received from residents.

Young asked if there were other approved zones for distribution, if this is removed from Community Commercial. Zoning Officer House stated that the Highway Commercial (HC) and Industrial (I) districts allow for distribution and are better suited for access to the interstate.

Murray called for testimony from the public.

Robert Coladonato, 184 Rocky Fountain Drive-Greencastle, asked for clarification on what is being removed by definition under Wholesale Business Facilities. The Township Solicitor explained that if you view Chapter 150-23(A) it reads “Wholesale Business Facilities”, but then you drop down to the small (a), and it states “Warehouses and Wholesale Trade Establishments” and that is the section being removed.

Craig McCleaf, 626 N. Grant Steet -Waynesboro, stated he doesn’t see how Antrim can allow any warehouses in the Township with the traffic issues at Exit 3 and Exit 5. When asked, the Zoning Officer stated that there are still areas near Exit 1 to accommodate warehouses.

A Young/Alleman motion passed 4-0 to adjourn the Public Hearing on Amending Chapter 150-23, reconvening the Regular meeting at 9:13 p.m.

A Young/Baer motion passed 4-0 removing “Wholesale Business Facilities” from the Community Commercial Zoning District as a conditional use.

An Alleman/Baer motion passed 4-0 approving the final plan for Glenn D. Dice, 1 lot subdivision, Williamson Road and the Conservation Easement Agreement.

A Young/Alleman motion passed 4-0 authorizing the security for Rolling Hills Phase 7 to be renewed in the same amount of \$65,589.47, as this security is up for its annual review and work continues to take place.

An Alleman/Baer motion passed 4-0 approving the 10% annual review increase for the financial security being held for Moss Springs as no work has occurred. The original amount of \$316,136.48 shall be increased by \$31,613.65. The new amount of \$347,750.13 shall be received no later than noon on May 10, 2023, or staff shall be authorized to draw the security.

An Alleman/Baer motion passed 4-0 awarding the bid for the Shared Use Trail and parking lot paving at the Township building to the lowest bidder, Fayetteville Contractors, Inc., in the amount of \$47,700.00.

An Alleman/Baer motion passed 4-0 awarding the bid for the maintenance building parking lot paving at the park to the lowest bidder, Fayetteville Contractors, Inc. in the amount of \$49,396.52.

A Young/Alleman motion passed 4-0 to reject the only bid received, which was from Alpha Space Control, for the 2023 Line Painting of entire Township. The Supervisors authorized staff to rebid the 2023 Line Painting for the half of Antrim Township that is next on rotation (the half that wasn't done last).

A Baer/Alleman motion passed 4-0 authorizing staff to proceed with placing \$2M with F&M Trust for investing as outlined in proposal submitted by F&M Trust at meeting on April 14, 2023, with Pat Heraty, Fred Young and Jennifer Becknell.

A Baer/Murray motion passed 4-0 to table the discussion on the utility billing reduction for Rhodes Grove Camp, as the ATMA has not had a chance to make their recommendation on the matter.

Baer thanked everyone for attending the meeting, stating it was nice to see so many concerned residents.

Alleman reminded residents to be careful while burning and advised against it, if possible.

Young thanked residents for attending tonight's meeting. Young mentioned that he attended the PSATS Conference and said he will share more information at a later time. Young recognized a few people who were in attendance, to include a School Board member, a Borough Council member, and a Washington Township Supervisor.

Murray called for Public Comment.

Robert Smith, 7498 Angle Road, stated that the Township has a few manholes in the Township that need risers installed, as they are very deep and cause a severe jolt to vehicles when hit directly. Mr. Smith mentioned two locations specifically, Route 16 (near Green Grove Gardens) and Grindstone Hill. Mr. Smith added that he noticed that white lines have been drawn around the manholes on Browns Mill Road, to which the Chairman said that was done by PennDOT.

Connie Slye, 801 Zarger Road, inquired if the PSATS conference would be a good forum to ask if other Township's are struggling with the issue of FPR (Food Processing Residuals). The Chairman stated that this years PSATS conference will be ending tomorrow, but that he has made contact with PSATS in hopes that this issue will be addressed at next year's conference.

Bob Coladonato, 184 Rocky Fountain Drive, stated that he noticed on the Township website that the deadline for applying for the vacant Township Administrator position was April 12, 2023. Mr. Coladonato asked how many applicants the Township received. Supervisor Alleman stated that there were over 100 applications and that interviews were being conducted this coming Friday (April 28).

Dale Hoffstetter, 791 Woodland Parkway, informed the Supervisors that since the Woodland Parkway was tar and chipped, it now has now developed a dip in the road, and they are also experiencing manhole issues on this same road.

Doug Shatzer, 12668 Carol Ave., stated that serving the public as a supervisor can be a hard task at times and thanked the Board of Supervisors for serving in this capacity.

Stewart McCleaf, Washington Township Supervisor, stated that it is nice to see the public turn-out and getting involved in the decision-making process.

Dale Hoffstetter, 791 Woodland Parkway, commented that the sound system in the board room is lacking, as the audience could hardly hear the Supervisors talk.

A Baer/Young motion passed 4-0 to adjourn the Regular Meeting at 9:36 p.m.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary