

Minutes of the Antrim Township Supervisors
Regular Meeting
with Conditional Use Hearing

August 8, 2023

7:00 PM

The Antrim Township Board of Supervisors met Tuesday, August 8, 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, Pat Heraty and John Alleman. The following were also in attendance: John Lisko, Solicitor; Chris Ardinger, Township Administrator; Sylvia House, Zoning/Code Enforcement Officer; Amber King-Reasner, Assistant Zoning/Code Enforcement Officer; Stenographer (for Conditional Use Hearing); and Jennifer Becknell, Secretary/Treasurer.

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

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

Murray 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.

Murray called for Public Comment. There were none.

There were no minutes to approve as the meeting for July 25, 2023, was cancelled due to a lack of a quorum.

An Alleman/Heraty motion passed 5-0 approving the payment of the bills on the Treasurer's Reports dated July 25, 2023.

An Alleman/Baer motion passed 5-0 approving the payment of the bills on the Treasurer's Reports dated August 8, 2023.

At the request of Board of Supervisors (BOS) Chairman, Murray, a Young/Alleman motion passed 5-0 recessing the Regular Meeting and opening the Public Conditional Use Hearing at 7:03 pm.

Antrim Township Planning Commission Chairman, Eberly, called the Special Meeting of the Antrim Township Planning Commission (ATPC) to order at 7:03 pm.

Antrim Township Planning Commission Chairman, Eberly, recessed the Special Meeting of the ATPC, into the Conditional Use Hearing, at 7:03.

Eberly, ATPC Chairman, called the August 8, 2023, Public Hearing to order at 7:04 pm, for the purpose of hearing testimony from Bear Peak Antrim LLC who proposes the construction of a 20-megawatt (MW) solar energy generation project located to the north of 537 Pensinger Road and to the east of property owned by the United Sates of America, tax parcel number of 01-0A27.-039-000000 which is owned by John E. Helman and Shirley L. Helman Revocable Living Trust. The project is

proposed to contain approximately 39,672 bi-facial solar modules, with an anti-reflective coating, mounted onto a single-axis tracking system.

Murray, BOS Chairman, called the August 8, 2023, Public Hearing to order at 7:06 pm, for the purpose of hearing testimony from Bear Peak Antrim LLC who proposes the construction of a 20-megawatt (MW) solar energy generation project located to the north of 537 Pensinger Road and to the east of property owned by the United States of America, tax parcel number of 01-0A27.-039-000000 which is owned by John E. Helman and Shirley L. Helman Revocable Living Trust. The project is proposed to contain approximately 39,672 bi-facial solar modules, with an anti-reflective coating, mounted onto a single-axis tracking system.

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 for the record.

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

Murray called first the testimony from the Applicant, Baer Peak Antrim LLC, secondly heard testimony from the Zoning Officer and then he called for testimony from the sworn-in audience members. After each testimony, the Board of Supervisors and the Planning Commission were given a chance to ask questions.

A Young/Heraty motion passed 5-0 to adjourn the Conditional Use Hearing, at 8:32 PM.

BOS Chairman, Murray, reconvened the Regular Meeting.

Eberly/Wenger motion passed 3-0 to adjourn the Conditional Use Hearing, at 8:33 PM.

ATPC Chairman, Eberly, reconvened the Special Meeting.

BOS Chairman, Murray, stated that action on this matter will be taken within the next 45 days. An extension of time was requested and agreed to, allowing the applicant time to provide a written response to the proposed conditions by the Zoning Officer.

*****Please see the 8-08-2023 transcript of the Conditional Use Public Hearing prepared by the Stenographer for the complete contents of the hearing.*****

A Young/Heraty motion passed 5-0 to take a short recess at 8:34 PM.

A Heraty/Baer motion passed 5-0 to reconvene the Regular Meeting at 8:46 PM.

Visitor Jay Scott, with Cycle Reverse Logistics, could not be in attendance, but sent Lisa Anderson, the Regional Leader, to introduce the business to the Board of Supervisors. Anderson stated that Cycle Reverse Logistics is a stand-alone business within the Amazon corporate family and will be occupying space in the warehouse located at 121 and 123 Commerce Ave. in Greencastle, PA. Anderson stated that the build-out will not be completed until April 2024, and could potentially employ 300-500

persons at this facility. Anderson stated that they will be offering their services to other Amazon businesses by re-use, replace or recycle valuable electronics.

A Heraty/Alleman motion passed 5-0 granting the modification request from §125 (Land Development) and §126 (Stormwater) for Glenwood Foods, Grindstone Hill Road, allowing for a 62'x20' vestibule addition and a 34'x 80' addition. Both additions are over existing impervious area, resulting in the relocation of some handicap accessible parking spaces and the loss of 14 regular spaces. The Antrim Township Planning Commission recommended granting this modification.

An Alleman/Baer motion passed 5-0 granting the modification request from §125-15(D)(1), woodland preservation, for 537 Pensinger Road. The landowner has intentions of marketing their property and felt it necessary to know if the woodlands will be required to be preserved. The modification request states that there are a few valuable trees with the majority being overgrowth as the result of no longer farming the land. The Antrim Township Planning Commission did not recommend granting the modification at this time.

The modification request from §125 and §126 for 14807 Hollowell Church Road was tabled as the request has not been received by the Township.

A Heraty/Baer motion passed 5-0 granting the modification request from §110-49(A), for 1072 Milnor Road, allowing a well to be drilled closer than 100' to the septic drainage field, but will require the property owner to sign a Hold Harmless agreement. The letter received from the well drilling company on behalf of the property owner states that they do not believe the well will be compromised by its location. There is 57' to the septic tank which meets the required 50' setback.

A Young/Heraty motion passed 5-0 authorizing the Chairman to sign the Hold Harmless Agreement once received by the Township, for the above mentioned 1072 Milnor Road.

A Heraty/Young motion passed 5-0 granting a 180-day extension for the following plans:

- US Cold Storage - Hykes Road, Antrim Twp. Planning Commission recommended extension.
- Heritage Estates West – Delanie Drive, Antrim Twp. Planning Commission recommended extension.
- Anthony D'Amore – Woodland Parkway

A Heraty/Alleman motion passed 5-0 granting a 120-day extension for Greencastle (Buchanan) DGS (Dollar General Store), Buchanan Trail West. The Antrim Township Planning Commission recommended this extension.

The final land development plan for Buchanan Flats, 264-units, Buchanan Trail East was tabled as there are several outstanding items.

A Young/Heraty motion passed 5-0 authorizing staff to send the RFPW-NBD (Request for Planning Waiver-Non Building Declaration) to DEP (Department of Environmental Protection) for Anthony D'Amore, Woodland Parkway. This is a lot addition to a residential property on public sewer.

A Heraty/Alleman motion passed 5-0 approving the Sewer Exemption mailer for CORE5 at Mason Dixon LLC, Greenmount Road for three (3) warehouses using use 17,068 gpd (gallons per day).

A Heraty/Young motion passed 5-0 approving the bond for JLG Industries Inc., Molly Pitcher Highway, to be renewed in the same amount of \$151,164.20 for its annual review process. The plan improvements have almost been completed and a reduction or release has not been requested.

An Alleman/Young motion passed 5-0 to release in full the escrow being held by the Township for ACBP (Antrim Commons Business Park), lot 15, NP (NorthPoint) in the amount of \$1,213,463.90. All the improvements have been made and the Township's engineering firm, Dewberry, has confirmed that the as-built drawings and the site are adequate.

The Zoning Officer called for an Executive Session for a brief personnel matter.

Baer gave a brief update which included the following: Chris Ardinger attended his first staff meeting yesterday, the water and sewer lines for the new restroom at the park are in place and the rain garden for stormwater at the park maintenance building is complete. Baer also stated that the Park Director will be applying for the occupancy permit for the park maintenance building.

A Young/Heraty motion passed 5-0 to keep the four (4) PLGIT investment fund balances, that matured on 7/12/2023, with PLGIT for another year in the TERM class. The Supervisors instructed the Treasurer to reinvest the original investment principal amount along with the first-year earnings for each account.

An Alleman/Young motion passed 5-0 approving Workers' Compensation coverage for the Rescue Hose Fire Police during the following, should the Rescue Hose Fire Police choose to participate with these events:

- Saint Thomas Township: Make-a-Wish Truck Convoy, August 19, 2023
- Marion VFD: Annual Gun Bash, August 26, 2023
- G-A Chamber of Commerce: Grub & Pub Festival, September 16, 2023

Baer called for an Executive Session to discuss a personnel matter and a legal matter.

Heraty called for an Executive Session to discuss a personnel matter.

Young thanked everyone for coming out for this evening's meeting and he recognized a visiting Supervisor in the audience from Quincy. Young welcomed newly hired Antrim Township Administrator, Chris Ardinger.

Murray also welcomed Chris Ardinger to his new position here at Antrim Township.

Murray called for Public Comment. There were none.

A Heraty/Young motion passed 5-0 to adjourn the Regular Meeting and into Executive Session at 9:18 PM.

A Baer/Heraty motion passed 5-0 to adjourn the Executive Session and back into the Regular Meeting at 9:48 PM,

Murray announced that a legal matter and personnel matters were discussed, with no decision to announce.

A Young/Heraty motion passed 5-0 to adjourn the Regular Meeting at 9:49 PM.

Respectfully submitted,

Jennifer Becknell
Board of Supervisors Secretary