

Butler Township Planning Commission  
Monday July 6, 2020  
Minutes

Present: Rick Funt, John Adamik, Dave Ryman, Danielle Helwig, Jon Holmes, Donna Scott, Bob Marconi, Ken Scott, Chris Johnson, Larry & Joan Bushey and Terry Sheldon

**On a motion made by Ryman and 2<sup>nd</sup> by Adamik the June 2020 minutes are approved. Motion carried 3-0**

Sketch Plan – 397 Bull Valley Rd – Legget: Per Jon Holmes comments it does not appear to be agricultural and exceeds 1000 sq. ft. and a land development plan will be needed. The SWM and Zoning requirements will be needed for approval of the plan. **On a motion made by Adamik and 2<sup>nd</sup> by Funt the Planning Commission will recommend to the Township Supervisors the need for the LDP with SWM and Zoning requirements addressed. Motion carried 3-0**

Subdivision Plan – Shriver’s Corner Rd – Weisenborn: Ken Scott was present to discuss the plan. Although the Weisenborn’s house and out buildings are in Butler Township the subdivision that is occurring is strictly in Straban Township and does not affect Butler. Jon Holmes reviewed and had a few comments that will clean up the plan. **On a motion made by Adamik and 2<sup>nd</sup> by Ryman the Planning Commission recommends the Supervisors approve the Plan with Jon Holmes comments addressed. Motion carried 3-0. On a motion made by Funt and 2<sup>nd</sup> by Ryman the Planning Commission recommends the Supervisors sign the Request for Planning Waiver & Non-Building Declaration. Motion carried 3-0.**

Ryan Reeve – SWM – 15- Zeigler Mill Rd: Jon Holmes reviewed the SWM and feels it meets the requirements of the ordinance with just a few comments to clean up the plan. **On a motion made by Adamik and 2<sup>nd</sup> by Ryman the Planning Commission recommend to the Township Supervisors to approve the SWM plan with Jon Holmes comments addressed. Motion carried 3-0**

Donna Scott – Biglerville Rd- Set Back Modification Request: The proposed 1500 sq. ft. building would need to violate the building set back and/or the Flood Plain line or both. The existing house exceeds the front building set back by 10 feet. The proposed building would be built on the same line. Adamik is concerned about the proposed Town home complex that would be built across the road and the potential issues if the setbacks are modified. Ryman suggested a 40 x 40 building instead of the 30 x 50. Funt commented that taking 10 ft from the building would be a better route or use the option of going through the motions to change the Flood Plain lines. Adamik agrees with the changing the size of the building and would not recommend anything else. **On a motion made by Funt and 2<sup>nd</sup> by Adamik the Planning Commission is not recommending approval of the Modification Request and suggests the building size be changed. Motion carried 3-0**

Zoning: There is a question with solar farms and possibly changing the 50-foot set back to 100 feet. If there is any further discussion needed, Rob Thaeler should be contacted.

Public Comment: The township does not have a Burning Ordinance and would it be suggested that one be adopted and made a part of the Zoning ordinance. The Planning Commission asked Helwig to talk with Rob Thaeler about this for future review.

With no further business the meeting was adjourned at 7:45.

Respectfully submitted

Danielle Helwig

approved 9/8/20 5-0