

Butler Township Planning Commission
July 1, 2024
Minutes DRAFT

Members present: Rick Funt (Chair), Deb Ruppert, Gail Sweezey, John Adamik
Danielle Helwig, Township Secretary, Jon Holmes, Township Engineer

Rick Funt called the meeting to order at 7:00pm.

MOTION: Funt made the motion to approve the May minutes. Ruppert seconded the motion. All were in favor with a 4-0 vote.

Four visitors were present.

Appearances

Christian Angeles, 401 Stone Jug Road—No show

Business

1. Fisher Land Development Plan

MOTION: Adamik made the motion to recommend that the Supervisors waive the preliminary plan. Funt seconded the motion and all were in favor with a 4-0 vote.

MOTION: Sweezey made the motion to recommend that the Supervisors waive the SALDO setback in favor of the zoning setback. Ruppert seconded the motion and all were in favor with a 4-0 vote.

MOTION: Funt made the motion to recommend that the Supervisors approve the plan pending zoning comments. Adamik seconded the motion and all were in favor with a 4-0 vote.

2. Zoning Amendment Discussion

After much discussion on lot size possibilities in Land Conservation and Industrial zoning districts in Butler township we determined that there are four lot possibilities with at least 40 acres. The following motion changes the 100-acre recommendation with 250 feet setback and screening to a 40-acre recommendation with a 100-foot setback and 50 feet of screening for a total of a 150-foot setback.

MOTION: Funt made the motion to recommend to the supervisors that solar farms be allowed in Industrial and Land Conservation zoning districts on 40-acre parcels with a 150-foot setback—50 feet of which is designed for screening. Ruppert seconded the motion and all were in favor with a 4-0 vote.

Rick Funt adjourned the meeting at 8:05pm. The next meeting is Monday, August 5, 2024 at 7pm. Danielle Helwig is on vacation and Rick Funt will need to open the office.

Respectfully submitted,

Gail Sweezey, Secretary

