

Butler Township Board of Supervisors
March 10, 2025
Meeting Minutes

Chairman Wilkinson called the meeting to order and led the Pledge of Allegiance

Present: Ed Wilkinson (Chairman), Dominic Englebert (Vice-Chairman), Victor Woerner (Supervisors), Danielle Helwig (Secretary), Todd King (Solicitor), Jon Holmes (Engineer), Corey Hoch (Roadmaster).

Public Hearing: Ordinance Amendment

- Chairman Wilkinson announced the public hearing regarding the proposed zoning ordinance amendment.
 - Solicitor King provided a comprehensive explanation of the four key sections of the ordinance amendment:
 - **Section 1: Text Amendment to Definitions:** This section updates terminology related to streets to align with the Northwest Comp Plan.
 - **Section 2: Sign Changes:** This section addresses allowing freestanding signs on arterial roads within the AP district, outlining size, proximity, and other relevant requirements.
 - **Section 3: Electronic Message Signs:** This section addresses the use of electronic message signs, subject to specific regulations.
 - **Section 4: Parking and Loading Regulations:** This section amends parking requirements for single-family and multifamily dwellings (including townhouses, detached, semi-detached, apartments, and duplexes) to three spaces per unit.
 - Wilkinson opened the floor for public comments and questions. No comments or questions were raised.
 - Wilkinson formally closed the public hearing.
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Wilkinson reconvened the regular meeting.

1. Consent Agenda

- ***A motion was made by Englebert and seconded by Woerner to approve the consent agenda, as presented,*** which included:
 - February meeting minutes
 - February payroll
 - Bills from February through March 10th
 - Financial reports
- **Motion carried 3-0**

2. Road Master Report

- Corey Hoch reported that the building is cleared and ready for demolition.
- He mentioned the completion of snow removal operations, expressing hope that no further snow removal would be required. Presented a quote from Stephenson's for a new side-mount (mid-mount) mower for \$49,789.83 and a quote for a broom attachment for \$9,400.

- The Annual Salt contract was discussed. ***A motion was made by Wilkinson and seconded by Englebert to enter into the Salt Contract for 150 tons total, with 80 initial tons. The motion carried 3-0***
- Helwig mentioned the need to have bidding information ready for the April meeting.
- It was decided to postpone the annual clean-up day due to the new construction at the property.

3. Business

a. Zoning Ordinance Amendment

With no further discussion, ***a Motion was made by Englebert and seconded by Woerner to adopt the Zoning Ordinance Amendment. 2025-170. The motion carried 3-0***

b. Natalie Johnson (Guernsey Road Barn Event Project):

Natalie presented a revised sketch plan. Wayne Smith (Zoning Officer) submitted comments giving his approval of 6 required parking spaces, of which three will be paved and three can utilize the reinforced grass with Tenex ground covering option. The Supervisors are satisfied, and Natalie can move forward with the project.

c. Dollar General: Biglerville Rd:

Wayne Smith reviewed the loading area and the landscaping and provided feedback that it was ok. The Supervisors are ok with the loading area but still question the landscaping, noting insufficient tree placement. Holmes reviewed the Traffic Impact Report and relayed that it was ok. He suggested to Helwig that when the Letter of Acceptance is provided to them, it is mentioned that Rep. Ecker's office reached out regarding concerns about the Biglerville Rd. and Goldenville Rd. intersection. Holmes mentioned that the well is ok.

d. Ivan Fisher:

Revised SWM Plans have been submitted with a new dollar amount for the security deposit. (10,000.00) Ivan is directed to submit the security deposit, record the plan, secure all needed permits, and complete the trenches. After the inspections are completed, the security deposit will be returned.

e. Township Building Project Updates

Englebert confirmed the temporary storage agreement and applying the deposit to the first three months' rent (through April), with regular rent starting in May.

A motion was made by Woerner and seconded by Englebert to authorize Wilkinson to sign contract documents and change orders. The motion carried 3-0.

A motion was made by Wilkinson and seconded by Englebert to approve Lobar's design supplement number 3. The motion carried 3-0

Holmes presented inspection service proposals from CS-Davidson (\$12,000 + \$8,500 estimated additional fees) and Barry Isett (\$14,200).

Englebert made a motion that was seconded to select CS Davidson. The motion carried 3-0

Holmes discussed the next steps: signing contracts, coordinating with CS-Davidson on the notice to proceed, and scheduling the pre-construction meeting (including Lobar, the conservation district, and contractors). Discussion on the sign: Helwig received a quote from LenDick for approx. 350-450. She has also requested

information from ACNB. Butch Eyler Signs has also been contacted for a quote. Englebert will provide contact information for an additional quote.

f. In-Stream Fish Habitat

Jon Holmes briefly discussed the in-stream fish habitat project off Zeigler Mill Rd. No Action to be taken

g. Chapter 94:

Jon Holmes discussed the Chapter 94 report. ***A motion was made by Woerner and seconded by Englebert to authorize Danielle and Jon to sign the Chapter 94 paperwork. The motion carried 3-0***

h. Crack Sealing

It has been proposed to partner with Huntington Township on crack sealing, sharing a two-week machine rental (\$13,056 total, \$6528 per township. ***A motion was made by Wilkinson and seconded by Woerner to share the rental of a crack sealer with Huntington Township. The motion carried 3-0.*** An inter-municipal agreement should be done to use liquid fuels for payment.

i. Garry Fair's request to destroy records:

A motion was made by Wilkinson and seconded by Englebert to approve to adopt a resolution to authorize Garry Fair, Tax Collector, to destroy records, as per the municipal retention manual. The motion carried 3-0

j. Pension Defined Benefit restatement adoption: TABLED

Danielle presented the Board with a Pension Defined Benefit Restatement plan. Every few years, it must be re-adopted. This is tabled until April to allow the Board to review the document in more depth.

k. Biglerville Elementary School Zone Sign:

PennDOT requires the township's request. A meeting with the school district and PennDOT was proposed to address traffic concerns. It was decided to meet with the school first before PennDOT is involved in the discussion. ***A motion was made by Englebert and seconded by Wilkinson to request a school zone sign from PennDOT. Motion carried***

l. 5K Run, Hollabaughs:

The Hollabaugh Fruit Market will be hosting a 5k on April 13. The requested documents regarding safety plans, etc., have been received. ***A motion was made by Wilkinson and seconded by Englebert to approve the race. Motion carried***

m. Independent Audit, TABLED

n. PSATS Conference: May 4-7 Danielle will register Curt/Corey and Ed. Possibly herself.

o. PennDOT Preventative Bridge Maintenance:

PennDOT will be doing maintenance on bridge deck drainage. No Action Needed

4. Updates

- Jon Holmes:

Jon reviewed the Biglerville Water Source Report and reported no issues
Brightspeed has begun its project of installing fiber optic conduit within the right-of-way along several roads. Jon inquired about the HOP. Danielle confirmed HOPS

- Todd King, No Report
- Dominic Englebert: NAREMA No Report

5. Correspondence

6. Announcements: NONE

7. Public Comment:

Solar Project Updates and Zoning Concerns

The solar project hearings are scheduled for Solar 2 on April 28th-29th and May 5th-6th, and for Solar 1 on May 12th and 14th, all at the fire hall from 6:30 PM to 9:30 PM. ***A motion was made by Wilkinson and seconded to move the Planning Commission meeting from May 5 to May 7 and the Board meeting from May 12 to May 15 to allow members to attend zoning hearings. The motion carried 3-0***

Concerns were raised about the solar project impacts and the legal handling of the Zoning Amendments. It was clarified that any further Solar Development would follow the amended Ordinance. Concerns were raised about potential data centers, citing high energy/water use and noise.

Brandon Huff reported dry hydrant issues at Twin Bridges: buried creek intake, missing plug screw, and need for a new sign. The Township will inspect.

8. Executive Session: None

9. Adjournment: With no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Danielle Helwig
Secretary