

BUTLER TOWNSHIP BOARD OF SUPERVISORS

JULY 9, 2018

MEETING

Present: Doug Bower, Russel Wertz, Danielle Helwig, Paul Kriger, Natalie Johnson, Larry & Joan Bushey, Douglas Miller, Tina Wilkinson, Unknown

Absent: Lloyd Keckler

BUSINESS

On a motion made by Wertz 2nd by Bower the corrected May 14, 2018 minutes were approved. Motion carried 2-0.

On a motion made by Wertz 2nd by Bower the June 2018 minutes were approved. Motion carried 2-0.

3340 Biglerville Rd: Doug Miller, Berlin Rentals, LLC is proposing 154 Townhome units. Mr. Miller spoke to Rob Thaeler, Planning Office, and from the planning perspective everything appears ok. Zoning would probably require a waiver. It would not be considered under a variance or special exceptions. It is currently zoned as .25 acre lots. But when the new zoning is adopted it will meet the zoning requirements. John Phillips is confused on the explanation from Rob. The next move will be to check on sewer. Butler currently has 7 committed hookups. We do not know if the sewer upgrade will accommodate this many new homes. Mr. Miller talked to the Borough about a year ago and at that time the water should not be an issue. Supervisors recommend that Mr. Miller speak with the Borough Council about the sewer capacity and approved planning module. No action needed.

Guernsey Barn: Natalie Johnson would like to purchase the property and turn it into a small wedding and event venue. The current zoning requires 5 acres the property is just about 3 acres. Mrs. Johnson wants to start dialogue with us. There is a current contract. The property has been approved for a conversion into a home. They do not want to do this and feel it should remain a barn. Intention is to have events once a week plus community events. They are willing to limit the number of persons. There is an approved perc and sand mound system for a single- family unit. KPI discussed with them on modifying the plan to a church type approved system where there are no showers, just toilets. There will be no kitchen catered events only. KPI would need to clarify this with DEP. Neighbors are concerned with noise. Mr. Wertz is concerned with patrolling and if the property is too wet. Mrs. Johnson stated they would be putting in some type of permeable pavers instead of black top. She also said that she would be contacting all the neighbors. She wants this to be a positive plan from the beginning. She also stated that for any alcohol to be served on the property a licensed bar tender would be required. They are hoping that they can work something out between the zoning and the township. No action needed.

Seminar requests: The secretary would like to attend a webinar on Land Development on August 11 and a Seminar on August 14 in Franklin County on Budgets.

On a motion made by Bower and 2nd by Wertz, the secretary is approved to attend the land development webinar and the budget seminar. Motion carried 2-0.

On line Bill Payment: The secretary is asking the Board to approve the ability to pay bills on line if possible and there is no added fee. John Phillips stated that if the bills will be approved the same way as the current process this would not be a problem.

On a motion made by Bower, 2nd by Wertz the Supervisors approved on line bill paying. Motion carried 2-0.

Donation Request: Tina Wilkinson appeared on behalf of the Jaycees. They are planning on replacing playground equipment at Oak Side park and are currently looking for donations.

On a motion made by Bower 2nd by Wertz a donation of \$1000.00 has been approved for the Jaycees for use towards purchasing playground equipment. Motion carried. 2-0

Revised Sewer Billing Calculations: Jon Holmes will review the most current revised sewer calculations upon return from vacation. No action needed.

Flood Plain Maps: Doug attended the FEMA flood plain meetings. Jon Holmes forward our current flood plain ordinance to FEMA for review. We will need to revise the current ordinance. No action needed.

UPDATES

921 Stone Jug Rd, Burke: Per last meeting the secretary was directed to send a letter. No response has been received as of this meeting. **On a motion made by Bower, 2nd by Wertz John Phillips is directed to send a 30 day letter.**

3325 Biglerville Rd, Henry: Per last meeting the secretary was directed to send a letter. Ms. Henry called and emailed. They did mow. **On a motion made by Bower, 2nd by Wertz, The secretary is directed to send another letter thanking them for mowing but that the brush needs cleaned up and excess debris on the back porch needs attended to.** Motion carried 2-0.

SWM Plan for Group: The required updated SWM plan showing the swimming pool has been submitted. Jon Holmes will review.

ACT 537: A public hearing will be on August 13, 2018 at the BOS meeting. The plan will be available for public review beginning Wednesday July 11, 2018 during regular business hours.

Zoning: The zoning process is nearing completion. There will be a group meeting for the Arendtsville Council and Planning Commission along with the Butler Township Supervisors and Planning Commission to review before the adoption process takes place. The Township needs to start thinking about who they may approach about being on the Zoning Board.

89 University drive: Contractor is waiting for a structure for completing the approved BMP's. He will wait until Jon Holmes returns to install so Jon can do the required inspections.

Website: The website has been created. Secretary will get training and then it can go live.

Personnel: **On a motion made by Bower, 2nd by Wertz Corey Hoch is being moved from part time to full time at a pay rate of \$18.00.** Motion carried 2-0.

On a motion made by Wertz, 2nd by Bower the June Payroll has been approved. Motion carried 2-0

On a motion made by Wertz, 2nd by Bower the expenditures from June 13 through July 9, 2018 are approved. Motion carried 2-0

John Phillips updated on the Julie Barbour agreement. Letter from Bob Campbell: Lots 27 &28 would be taxed in Biglerville, currently they are taxed in Butler. Lot 25 will be taxed in Butler. He will prepare the agreement making Biglerville responsible for the road. The cul-de-sac will need to be up to Butler Township Standards.

With no further business and on a motion made by Bower, 2nd by Wertz the meeting was adjourned at 8:09. Motion carried 2-0.