

Planning Commission Minutes
July 2, 2018

Members Present: Rick Funt, John Adamik
Others: Danielle Helwig, Larry & Joan Bushey, Aaron Miller, Doug Miller, Chris Johnson, Natalie Johnson and Wesley Johnson

No Quorum: Minutes from May 7, 2018 could not be approved

3340 Biglerville Rd: Berlin Rentals is proposing 154 2 story units with garage on 39.9 acres. Some of the units will be rented and some will be sold. There will be 2 access roads. Rick Funt asked about water and sewer. Mr. Miller has contacted Biglerville Borough regarding the water and per Mr. Miller Biglerville is fine with the water. He will need to contact them again regarding the sewer. Rick and John suggested talking to the zoning office as well as present the plan to the BOS. Secretary will forward a copy of the sketch to Jon Holmes.

Guernsey Barn: Natalie Johnson wants to start dialogue with the Township regarding the Guernsey Barn. She is interested in purchasing the barn and turning it into an event space for small weddings and community functions. Wanting to keep events small 150 people max. She understands from Rob Thaeler, Planning office that Butler Township is currently working on moving to our own zoning and away from the County. The current issue is that under the new proposed zoning event spaces would require a minimum of 5 acres. This property is 2.8 acres. There is a 2015 septic plan and perc for a single family dwelling. Thoughts of using bathroom trailers so there would be no septic impact on the property and installing a private bathroom for use only by owners. Could there be special exceptions based on historical value. Proposed start date: 45-60 Days. Opening doors late fall 2019. There are currently 3 wells on the property. There were public comments concerning the noise levels with regards to the surrounding properties. Planning Officials suggested the next step would be to discuss this with the Board of Supervisors.

A motion was made by John Adamik to adjourn, 2nd by Rick Funt.