

Butler Township Planning Commission

December 3, 2018 meeting minutes

Present: Rick Funt, Dave Ryman, John Adamik, Jon Holmes, Danielle Helwig, Larry Bushey, Russel Wertz, Carl Howe

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

On a motion made by Ryman, 2nd by Adamik the minutes from the November meeting are approved. Motion carried 3-0

Carl & Anna Howe – Brookside Lane Subdivision sketch plan

Jon Holmes was present to provide his review comments. Mr. Howe is now suggesting a new proposal. These lots would be configured one in front of the other instead of the currently proposed side by side. Selling lot 1 on the current sketch to the neighbor as lot addition and creating two lots with one long driveway coming in along the Stremmel's current driveway for the back lot and a driveway coming in off of Brookside lane for the front lot. John Adamik mentioned that he would not be for a shared driveway. Mr. Howe discussed the possibility of roll back taxes due to the property being in the Clean & Green program. The property is also Ag Preservation and there may be restrictions on the number of lots etc. that can be sold. Jon Holmes suggests that Mr. Howe speak with Rob Thaeler at the County Planning Office. He would also need to submit a new sketch plan for review.

Flood Plain and SALDO ordinance review

Jon Holmes forwarded questions to the FEMA Rep. regarding changes made to the flood plain ordinance

- Square footage Waiver changed to 200 (JH suggests 600 would be more suitable) John Adamik recommends to the supervisors to make it 600 sq. ft.
- Permit waivers for minor repairs
- Reduced minimum fine \$100.00 to \$25.00
- Appeals Process
- No waivers for any improvements
- Definition of Structure : 4 walls and a roof

SALDO

- Review with of Street classifications so they match the Northwest Adams County Comprehensive Plan
- Solicitor will review the 5 year limit on a plan
- Solicitor will review the language for lot additions adding a copy of the draft deed to be included with plan
- Take out discourage private streets add all streets must meet township requirements
- How many pan handle or flag lots will we allow
- Recreation areas JH reports Rob Thaeler from the Planning Office is looking into this
- Solicitor will review Article 9, Administration of the Ordinance

With no further business the meeting was adjourned at 7:50 P.m.

Respectfully submitted,

Danielle Helwig
Butler Township Secretary