

Butler Township Board of Supervisors
Meeting Minutes
July 8, 2024
1221-130

Chairman Wilkinson called the meeting to order at 7:00 p.m.

Pledge

Present: Ed Wilkinson (Chair), Dominic Englebert (Vice Chair), Victor Woerner (Supervisors), Danielle Helwig (Secretary), Jon Holmes (Engineer) & Todd King (Solicitor)

No public comment on Agenda Items

1. Regular Business:

- Approval of Consent Agenda
Consent Agenda
- June Minutes
- June Payroll
- Bills from June 11 through July 8, 2024
- Financial Statement through July 8, 2024
- ***A motion was made by Englebert and seconded, to approve the consent agenda. The motion carried.***

2. Appearances:

- Erik Vbranch and Amanda Hollabaugh of Hollabaugh Brothers Farm, along with Kevin from Strickland Signs, presented a request for a zoning text amendment regarding signage in the AP district.
- Explained that their previous farm market sign was destroyed and current zoning limits them to a sign smaller than what they need for visibility.
- Presented a draft of their proposed new sign, which would include an electronic component for displaying messages.
- Explained that the current ordinance only permits electronic signs in industrial districts, not the AP district where their farm market is located.
- The board discussed potential options for a text amendment, including:
 - Amending the ordinance for the entire AP district.
 - Allowing larger signs specifically for farm markets.
 - Permitting larger signs on arterial roads like Route 34 while maintaining restrictions on smaller roads.
- Kevin, the sign designer, suggested crafting the language to be specific to the type of property, ensuring it aligns with the rural character.
- Solicitor King advised that any zoning ordinance changes must go through the Planning Commission for drafting or review.
- The board recommended that Erick and Amanda:
 - Attend the next Planning Commission meeting to present their request.
 - Draft proposed language for the text amendment for review.
 - Research other farm markets and businesses on major routes for comparison.
- Erik agreed to draft language and present it to the Planning Commission.

3. Business:

- a. Fisher Land Development Plan -

- Brandon Guiher, KPI, Representative for the Fisher Land Development plan presented an update on the project.
- Confirmed that they had addressed the comments from the county and that the zoning officer had not identified any issues.
- Requested conditional approval of the plan, with the following conditions:
 - Submission of the financial security
 - Correction of a minor typographical error on the waiver document.
 - Address all Township Engineer Comments
 - Submit the completed stormwater management worksheets.

A motion to approve the waiver of the preliminary plan, a waiver of the SALDO setbacks and to conditionally approve the plan was made by Englebert. The motion carried 3-0.

Before construction can begin: Twp needs Financial Security, Mr. Fisher needs a building permit, and he must follow the E & S plan.

b. Municipal Building Project Updates

- The board discussed the status of the municipal building project.
 - The solicitor provided an update on the RFP process for financing, noting that it is in progress.
 - The board discussed the possibility of securing a loan through a local bank as a long-term solution and eliminating USDA.
 - The Board agreed to start the bid documents.
 - The board agreed to add a condition to the land development plans reflecting the final grading and paving.
 - The board discussed the need to find a temporary location for the Township during construction.

c. Waste Hauler Contract Extension

- The board discussed the upcoming expiration of the waste hauler contract in March of next year.
- The board confirmed that the contract includes an option to extend for one year.
- ***A motion was made and seconded to approve the one-year extension of the waste hauler contract at the current rate. The motion carried 3-0***

d. Zoning Amendment –

- The board continued its discussion of the proposed zoning amendment regarding solar farms and adding convenience stores to the Village Core districts
- The Planning Commission has reviewed the amendments as drafted.
- The board reviewed changes to the amendment, including:
 - Adding convenience store use to the village core district.
 - Adding the land conservation district as a permitted location for solar farms.
 - Adjusting the minimum acreage requirement for solar farms.
- The board discussed the impact of the acreage requirement on the number of parcels that would qualify for solar farm development.
- The solicitor outlined the next steps in the amendment process, including:
 - Submitting the revised amendment to the county and Arendtsville Borough.
 - The solicitor will advertise the amendments for adoption at the August Board meeting and notify the necessary parties.

e. 245 Carlisle Road Sewer Connection

- The board discussed a sewer connection request for a property located at 245 Carlisle Road.
- The board requested more detailed plans showing the connection point, method of connection, and information on the grinder pump and pit.

f. Sale of Ballfield Property

- The board discussed the sale of the ballfield property.
- ***A motion was made to advertise the property on the Real Estate MLS platform by Wilkinson in addition to existing advertising efforts. Motion carried 3-0.***
- The board set a minimum sale price of \$25,000.
- The board will need to create a dedicated recreation fund to hold the proceeds from the sale.
- The board agreed to return a plaque dedicated to John Stover to his family before the sale is finalized.

g. Memorandum of Understanding with County Website

- The board reviewed a Memorandum of Understanding with the county regarding the township website.
- The agreement outlines the county's responsibility for hosting and maintaining the website for an annual fee of \$50.
- ***A motion was made by Englebert to approve the Memorandum of Understanding. The motion carried 3-0.***

h. Fire Services Study

- The board discussed a request from the Council of Governments (COG) regarding an updated fire services study.
- The COG is gauging interest from member municipalities in updating the 2013 study.
- The board will consider whether to formally express interest in participating in the study update.

i. Agricultural Security Area - 1260 Table Rock Road

- The board will take no action on the application and allow it to proceed through the standard process.

j. Septic Pump Waiver Request - 2595 Table Rock Road

- The property owner stated that the property is vacant, and they do not believe it is necessary to pump the septic system this year.
- The board determined that the property is not vacant and denied the waiver request.

4. Reports

• Roadmaster Report

- The Roadmaster provided an update on roadwork in the township.
- The tar and chip project has been completed.
- Fog sealing is underway.
- ***A motion was made by Englebert to approve repairs to the 1995 International truck at a cost of \$2,200-\$2,500. Motion carried 3-0.***
- Pipe installation for the previously approved project will begin the week of the 15th.
- The Roadmaster will investigate a potential drainage issue.

- Engineer Report: None
- Solicitor Report: None

5. Correspondence
6. Public Comment: None
7. Announcements: None

The regular meeting was recessed at 8:10 p.m. to go into executive session.
The regular meeting reconvened at 8:25 p.m.

A motion was made by Englebert to give Chairman Wilkinson authority to make a final decision on the price for selling the ballfield on the sale date. Motion carried 3-0.

With no further business, the meeting was adjourned.

Respectfully Submitted,
Danielle Helwig
Secretary

DRAFT