

BUFFALO TOWNSHIP PLANNING COMMISSION

REGULAR MONTHLY MEETING

JANUARY 3, 2018

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on January 3, 2018, at 7:30 p.m. by the Acting Chairman Ray Smetana. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address for the record.

The following members were present at this evening's meeting: Ray Smetana, Grant McConnell, Chris Foust, Donna Davis, Amy Trulik, Tim Gottus, Sue Gregory, Atty. Joe Charlton, Ken Howard, and Roger Kelly.

REORGANIZATION FOR 2018

On motion of Amy Trulik, seconded by Grant McConnell to nominate Ray Smetana as Chairman of the Buffalo Township Planning Commission for 2018. Motion Carried. Un. Approval.

On motion of Grant McConnell, seconded by Donna Davis, to nominate Christ Foust as Vice-Chairman of the Buffalo Township Planning Commission for 2018. Motion Carried. Un. Approval.

On motion of Donna Davis, seconded by Amy Trulik, to nominate Sue Gregory as Secretary of the Buffalo Township Planning Commission for 2018. Motion Carried. Un. Approval.

On motion of Donna Davis, seconded by Grant McConnell, to nominate Tim Gottus as Assistant Secretary of the Buffalo Township Planning Commission for 2018. Motion Carried. Un. Approval.

SETTING THE REGULAR MONTHLY MEETINGS

On motion of Donna Davis, seconded by Grant McConnell, to set the meetings for the Buffalo Township Planning Commission the first Wednesday of every month. Motion Carried. Un. Approval.

On motion of Chris Foust, seconded by Grant McConnell, to set the Buffalo Township Planning Commission's Meeting for July on the first Thursday of the month, which is July 5. Motion Carried. Un. Approval.

Atty. Joe Charlton noted that the above meetings have been duly advertised.

APPROVAL OF THE MINUTES

On motion of Grant McConnell, seconded by Amy Trulik, to approve the minutes of the December 6, 2017, Regular Monthly Meeting of the Buffalo Township Planning Commission as recorded. Motion Carried. Un. Approval.

REMINDER: THERE WILL BE AN ORDINANCE WORKSHOP ON FEBRUARY 7 AT 6:30 P.M. PRIOR TO THE PLANNING COMMISSION REGULAR MONTHLY MEETING

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F & M CHAMPION TRAINING CENTER, LLC – FLO’S GYM EXPANSION – EKASTOWN ROAD – SITE PLAN

On motion of Grant McConnell, seconded by Donna Davis, to remove this from the table of November 1, 2017. Motion Carried. Un. Approval.

Ray Smetana stated we received another extension request letter dated December 29, 2017, from Richard W. Craft, P.E., Olsen Craft Associates, LLC. It states “In accordance with Pa. Municipalities Planning Code—Act of 1968—PL 805—No. 247, Section 508, this letter hereby serves as notice of granting Buffalo Township reviewing and approval bodies a time extension of 30 additional days for actions regarding the above referenced plan”.

Atty. Charlton stated we are going to turn this over to Ken Howard to see what we have received thus far. They don’t need to be here for that because they already presented the plan as long as they meet Ken’s requirements. Ken Howard stated we did receive information today from Rich Craft. He has worked with our office today for quite a few hours. We received updated drawings today. Upon receipt of those we can recommend approval of the Plan as presented. There are still a few items that will need to have modifications. One is that they are not improving the parking lot that is currently at the facility because they are just adding on to that facility. We will recommend a waiver of that requirement. They are grading to within two (2) feet of the property line instead of five (5) feet that your Ordinance requires. We recommend that you move this on to the Supervisors for approval as presented. They have done quite a bit of work on their stormwater management design. Originally they tried to bring all of their stormwater to the front; they split their facilities into two different areas. He explained. We can recommend approval. Atty. Joe Charlton stated they will need a written waiver request. Ken Howard stated they already submitted a letter with that waiver request. He submitted a letter last week asking for an additional 30 days. He probably didn’t think he was going to get this done; but he did. Ray Smetana stated the Supervisors’ Meeting isn’t until January 24.

On motion of Grant McConnell, seconded by Chris Foust, to recommend approval of the F & M Champion Training Center, LLC, Flo’s Gym Expansion Site Plan to the Board of Supervisors contingent on meeting the requirements in Bankson Engineers Review Letter. Motion Carried. Un. Approval.

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ADJOURNMENT

There being no further business, it was on motion of Grant McConnell, seconded by Chris Foust, to adjourn this Meeting. Motion Carried. Un. Approval. Adjournment at 7:43 p.m.

APPROVED:

CHAIRMAN

SECRETARY