

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – SEPTEMBER 5, 2018

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, September 5, 2018 in the Buffalo Township Municipal Building and convened at 7:30 pm. The Meeting was called to order by the Chairman, Ray Smetana. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

Roll Call

Ray Smetana - Present
Chris Foust - Present
Sue Gregory – Present
Tim Gottus – Present
Grant McConnell – Present
Donna Davis – Present
Amy Trulik – Absent - Emailed
Joe Charlton – Present
Ken Howard – Present
Roger Kelly – Present

A majority of the Planning Commission Board being present, the Chairman declared the Meeting open for the transaction of business.

APPROVAL OF THE MINUTES of the August 1, 2018, Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Grant McConnell, seconded by Chris Foust. Motion Carried. Un. Approval.

LAND DEVELOPMENT

VIS-SIGNS - 56 MINI STORAGE – SIGN – 136 BEAR CREEK ROAD

Tabled at August 1, 2018 meeting. Removed from table September 5, 2018. 30 Day Extension letter received September 4, 2018. Ray Smetana read the submitted letter from VIS Signs received from Stephen Gerson which stated that we respectfully request that the Planning Commission grant us a 30-day extension for the sign permit request for 56 Mini Storage at 136 Bear Creek Road, Sarver, PA 16055. Please let us know if you require any further information. Sincerely, Stephen Gerson, President, VIS Signs.

Motion was made to Table and approve request for a 30-day extension for VIS Signs – 56 Mini Storage – Sign at 136 Bear Creek Road until next Planning Commission meeting on October 3, 2018 by Grant McConnell, seconded by Chris Foust. Motion carried. Un. Approval.

REMARKS FROM THE FLOOR/DISCUSSION

Ray Smetana stated that there were some residents that had called with questions and were asked to attend this Meeting by Roger Kelly and Rhonda Swartz but did not show up.

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Roger Kelly stated that 2 residents had questions regarding Floodplain Management Agreement which went into effect on August 2, 2018. One resident was being told that they now required to have Flood Insurance and the other resident was told that they no longer require Flood Insurance. Ken Howard and I both discussed these. Atty. Charlton stated from a legal standpoint from an official and a lawyer prospective, there is virtually absolutely nothing you can do. Roger Kelly stated really? Donna Davis stated that FEMA does their mapping. Atty. Charlton stated you have one shot at going back and trying to get it removed and then basically there is a final determination by them. Donna Davis stated, and they are reluctant. Rhonda Swartz stated that Mrs. Stephens said that she received a letter that stated they are no longer in the Floodplain, but they need the township to write a letter stating this. I am not sure who she received the letter from that is why I asked that she attend the meeting tonight and she agreed. Atty. Charlton stated that the way I have seen this done in other Municipalities is that the property owner has to get their own Engineer and get their own test done and submit it to FEMA. FEMA then makes the determination and I have not seen a successful one yet. At that point I am not sure if there is an appeal process or not. They are asking for a letter from the Supervisors taking them out of the Floodplain if they are not in a Floodplain. It would be a letter stating, if you are finding this okay then we are okay with it. This is something the Atty. Lutz, the Supervisors and Ken Howard has to review. Rhonda stated and that is why they were asked to attend this meeting, to discuss what they should do. Ken Howard stated that he and Roger Kelly were looking at both parcels tonight on the Floodplain Maps. One is on Kepple Road and the other is off of Bear Creek Road. Our recommendation and what FEMA normally does is they will look at that landowners Engineers report that says that they came out here and ran elevations to tie it into FEMA Floodplain Elevation Datum and we do a certificate that says if the house is above or below the base flood elevation and upon that designation the homeowner can submit the documents to FEMA to get their map revised. It is called Lomar Letter of Map revision. We have seen them issue a couple of these changes over in The Village of Sarver’s Mill where the Floodplain included the top of the hillside which isn’t accurate and that surveyor for The Meritage Group has been submitting those documents/certificates along as he is selling those homes, so people can close and not have to purchase Flood Insurance. FEMA has issued a couple of these revisions. So, these people that call in and question these things at the township, they need to contact an Engineer or Surveyor to go out and take the elevations and do the measurements, fill out the paperwork and submit the information to FEMA for requesting the revision. Atty. Charlton stated I think that is kind of like an aberration. The ones I have seen are near, literally down near Floodplain. I have probably seen 10-15 and they haven’t gotten reviewed. Ken Howard stated, and they may not get an answer. Atty. Charlton stated, if you live on top of a mountain then you would probably have a chance.

ADJOURMENT was on a motion of Donna Davis, seconded by Grant McConnell at 7:40 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY