

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 3, 2018**

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, October 3, 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 – Absent – no show  
Amy Trulik – Present  
Joe Charlton – Present  
Ken Howard – Absent - emailed  
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 September 5, 2018, Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Grant McConnell, seconded by Sue Gregory. Motion Carried. Un. Approval.

**LAND DEVELOPMENT**

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

Tabled at the September 5, 2018 meeting after 30-day Extension request granted. Removed from table October 3, 2018. Letter received 10/2/18 via email from VIS Signs stating that at the present time the customer has chosen to withdraw their application for a LED Display. If they decide to move forward in the future, they will reapply at that time.

On a motion of Grant McConnell, seconded by Amy Trulik to remove VIS Signs – 56 Mini Storage – Sign – 136 Bear Creek Road from table due to the withdrawal of their application. Motion carried. Un. Approval.

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**REMARKS FROM THE FLOOR**

Wen-Qing Xu (Peter), 104 N. Pike Road, the new owner of the former Ekas Automotive Building in November 2016. The downstairs is the Auto Repair and Auto Parts, upstairs is the living area. On the left side is a 2-bedroom apartment and on the right side is 4 bedrooms with a huge living room in the middle. There is room to put apartments in that. Peter stated that he has been working for II-VI since 2010 and is from Boston where his family is living at this time. He purchased the property in hopes that his family will be moving up to Sarver from Boston. Peter stated that the living area is very large, and it

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could be divided into several apartments. Peter gave the Planning Commission some hand outs with the proposed plan for the apartments. The plan shows what Mr. Xu would like to do with the living area as far as the floor plan for the apartments. Right now, there are 2 separate living areas when completed there will be 7 total living areas, each with their own entrance. Ray Smetana stated that this property has been there for at least 50 years or longer. For the structural changes to be made he will need a permit and Code Sys will have to be involved. Atty. Charlton asked what the property is Zoned? Peter stated that it is Zoned R-2. Ray stated that it is a non-conforming existing business. Atty. Charlton stated that it is allowed in R-2. Multiple family dwellings are allowed in R-2. You just have to make sure that you comply with the definition of Multiple family dwellings. Which I believe are going to have separate dwelling units, water, bathroom. Do you understand what I mean? If you are going to add more dwelling units, it's going to have to have separate utilities. You will have to go through Code Enforcement. Right now, it's all the same utilities and I am having her pay me \$100.00 per month. Atty. Charlton read from the Zoning Ordinance book. Only requirements are separate cooking and sanitary. Peter stated that everybody will have an independent entry. Atty. Charlton stated that I feel all you need to do is go through the Building permit aspect. It is a permitted use and it is already being used as a multiple family dwelling right now. So, as long as you are in R-2 you should be fine. The Planning Commission and Solicitor view the map again to verify for sure that it is in R-2 Residential District.

Brian Shema with the Audubon Society of Western PA. I spoke with Roger on the phone last week. In our attempt to bring Todd Nature Reserve up to speed and get things moving including the community park. We are proposing a new sign for the Nature Reserve. As many of you know, we had signs there previously and someone hooked a chain to it and drug it down the road before. I don't think they will be able to do that to this sign. This sign will be similar to the one at Succup Nature Park in Butler and the one at Beechwood Farms Nature Reserve. We would like to have the same sign for Todd Nature Reserve and Buffalo Creek Nature Park. We would like to install this at the Todd Nature Reserve very soon. We are hoping to use the same concrete footing that already exists. I have not had a chance to go through your Zoning Ordinances to see what the setbacks are. Ray Smetana stated that you will need to submit a formal application and you will be on the Agenda for the next Planning Commission Meeting. Atty. Charlton stated let Bankson know that there is an existing footer there. Brian replied that they will be happy to start over to meet what is expected.

John & Debbie Neyman, 135 Sarver's Mill Drive – Lot 126 and Ryan Stover, 119 Hidden Cliff Road – Lots 220 & 221 are interested in dividing Lot 221 to increase the size of their existing lots. Mr. Stover purchased the lot between their properties which is Lot 221. Mr. Stover was given a drawing by the Meritage Group showing the lots. After much discussion, the Planning Commission and their Solicitor, Atty. Charlton decided that Mr. Stover & Mr. & Mrs. Neyman do a simple Lot Line Revision. Ray Smetana stated that Rhonda can give you the paper work that you will need. See her after the meeting. Ray Smetana stated that we will see you here, next month.

Danielle Livingston, living at the corner of Parker and Cole Roads stated that she has a lot line revision question regarding a piece of property that she has not purchased yet. I own a little over an acre and would like to purchase a parcel that is a little over an acre which adjoins my property. Could half of that property be revised to be part of my lot because it is above my land? Ray Smetana stated if it is adjacent to your property then it would be a Lot Line Revision. Danielle stated that it would be less

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than an acre though. Atty. Charlton stated that you would be creating a lot that is less than an acre, so you would be creating a non-conforming lot. Ray asked what is your property zoned? Chris Foust stated that it is Agricultural. After much discussion with the Planning Commission and their Solicitor, Atty. Charlton made the decision that the lot would be too small to sell off down the road.

**ADJOURNMENT** was on a motion of Chris Foust, seconded by Grant McConnell at 7:54 pm. Motion carried. Un. Approval.

**APPROVED:**

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CHAIRMAN

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SECRETARY