

BUFFALO TOWNSHIP PLANNING COMMISSION – REORGANIZATION & RMM - JANUARY 2, 2019

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on January 2, 2019, at 7:30 p.m. by the Acting Chairman Chris Foust. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address for the record.

Roll Call

Chris Foust - Present
Sue Gregory – Present
Tim Gottus – Present
Grant McConnell – Present
Amy Trulik – Present
Joe Charlton – Present
Ken Howard – Present
Rick Healey – Present

The Acting Chairman, Chris Foust stated that the Planning Commission Board will be meeting in Executive Session to discuss personnel matters. Atty. Joe Charlton stated that he received an email stating that the Board of Supervisors have decided to reduce the number of Planning Commission Members from seven (7) to five (5). So, we can go into Executive Session with these five members. Which in my opinion would constitute the whole Board given the date of the Reorganization meeting and the occurrence of the end of the year. Before doing that, I have been the Attorney for several years and have been through several Board members. I would like the minutes to reflect that we would like to give thanks for their service, and Donna has now left to Ray Smetana and Donna Davis for serving on this Board faithfully for so many years and providing a valuable service to the community. I know Donna was on the Planning Commission for 18 years and Ray has been on the Board for many more years. Ray has helped with the sharing of his knowledge along the history in this area. It is nice to have someone on the Board with that experience. So, thank you to Ray and Donna for their service. Chris Foust elaborated on some of the things that they were both involved in during their time on the Planning Commission Board.

A motion was made by Amy Trulik, seconded by Grant McConnell to go into Executive Session at 7:40 pm. Motion Carried. Un. Approval.

Atty. Charlton stated that we are coming out of Executive Session regarding personnel matters and there was no action taken with that, so we will now move on to the 2019 Appointments of the Officers.

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REORGANIZATION FOR 2019

Atty. Charlton stated at this time I will take nominations for the Chairperson of the Planning Commission. Chris Foust stated, I nominate Grant McConnell for Chairperson of the Planning Commission. Tim Gottus stated, I will second the nomination. Atty. Charlton asked if there are any further nominations for the position of Chairperson? Atty. Charlton then stated that the nominations are closed. We will now need someone to make a motion to nominate Grant McConnell as the Chairperson of the Planning Commission.

On motion of Amy Trulik, seconded by Tim Gottus to nominate Grant McConnell as Chairperson of the Buffalo Township Planning Commission for 2019. Motion Carried. Un. Approval.

Atty. Charlton stated at this time I will take nominations for the Vice-Chairperson of the Planning Commission. Sue Gregory stated, I nominate Chris Foust for Vice-Chairperson of the Planning Commission. Grant McConnell stated, I will second the nomination. Atty. Charlton asked if there are any other nominations? Atty. Charlton then stated that the nominations are closed. We will now need someone to make a motion to nominate Chris Foust as the Vice-Chairperson of the Planning Commission.

On motion of Grant McConnell, seconded by Amy Trulik, to nominate Chris Foust as Vice-Chairperson of the Buffalo Township Planning Commission for 2019. Motion Carried. Un. Approval.

Atty. Charlton stated at this time I will take nominations for the Secretary of the Planning Commission. Chris Foust stated, I nominate Sue Gregory for Secretary of the Planning Commission. Amy Trulik stated, I will second the nomination. Atty. Charlton asked if there are any other nominations? Atty. Charlton then stated that the nominations are closed. We will now need someone to make a motion to nominate Sue Gregory as the Secretary of the Planning Commission.

On motion of Tim Gottus, seconded by Grant McConnell, to nominate Sue Gregory as Secretary of the Buffalo Township Planning Commission for 2019. Motion Carried. Un. Approval.

Atty. Charlton stated at this time I need a motion to create two (2) Assistant Secretary positions. I would need this to come from the Chairman and the Vice-Chairman. Grant McConnell asked for a motion to create the position for two (2) Assistant Secretaries.

On a motion of Chris Foust, seconded by Sue Gregory to create the position of two (2) Assistant Secretaries. Motion Carried. Un. Approval.

Atty. Charlton stated at this time I will take nominations for the 1st Assistant Secretary of the Planning Commission. Chris Foust stated, I nominate Amy Trulik for 1st Assistant Secretary of the Planning Commission. Atty. Charlton asked if there are any other nominations? Atty. Charlton then stated that the nominations are closed. We will now need someone to make a motion to nominate Amy Trulik as the 1st Assistant Secretary of the Planning Commission.

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On motion of Sue Gregory, seconded by Chris Foust, to nominate Amy Trulik as 1st Assistant Secretary of the Buffalo Township Planning Commission for 2019. Motion Carried. Un. Approval.

Atty. Charlton stated at this time I will take nominations for the 2nd Assistant Secretary of the Planning Commission. Chris Foust stated, I nominate Tim Gottus for 2nd Assistant Secretary of the Planning Commission. Atty. Charlton asked if there are any other nominations? Atty. Charlton then stated that the nominations are closed. We will now need someone to make a motion to nominate Tim Gottus as the 2nd Assistant Secretary of the Planning Commission.

On motion of Chris Foust, seconded by Grant McConnell, to nominate Tim Gottus as 2nd Assistant Secretary of the Buffalo Township Planning Commission for 2019. Motion Carried. Un. Approval.

SETTING THE REGULAR MONTHLY MEETINGS

On motion of Chris Foust, seconded by Amy Trulik, to set the meetings for the Buffalo Township Planning Commission at 7:30 pm on the first Wednesday of every month. Motion Carried. Un. Approval.

APPROVAL OF THE MINUTES of the November 7, 2018 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Amy Trulik, seconded by Chris Foust. Motion Carried. Un. Approval.

LAND DEVELOPMENT

CABLE/CLARK PLAN – SUBDIVISION/CONSOLIDATION – 255 & 249 EKASTOWN ROAD – LOT LINE REVISION

James & Terry Clark of 249 Ekastown Road are proposing a lot line revision to convey Tract “A” to Richard & Lois Cable, .502 acres of parcel 15C & combine it with parcel 15B for a total of 1.041 acres in Lot 1, leaving Lot 2 with .577 acres.

The township office has received the Lot Line Fee, Application, Butler County Planning Commission Comments: BCPC did not have any comments on this plan. Seven (7) copies of the plan, Municipal Authority of Buffalo Township Comments: MABT does not have water service within the vicinity of this project. The Authority currently provides sewage service to both properties. Bankson Engineer Comments: Upon cursory review of the Cable/Clark Subdivision/Consolidation Plan it appears that the plan contains the necessary elements for a lot line revision. Tax parcel 040-1F79-15B was a non-conforming lot containing 0.539 acres with this lot line revision this Parcel will contain 1.041 acres but Tax Parcel 040-1F79-15C will become a non-conforming lot containing 0.577 acres served with public sewers and well water. Stan Graff in attendance regarding the Lot Line Revision. Ken Howard with Bankson Engineers stated that the comment letter submitted by the Municipal Authority of Buffalo Township stated that there was sewage service to both lots but not water service. We since found out

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from Stan Graff that water service is provided to this lot by Fawn/Frazier Joint Water Authority. So, the comments are now that the parcel does have city water and city sewer service, so it is not non-conforming it is a viable, buildable lot and meets all the zoning requirements. It is a recommended approval as presented.

On a motion of Chris Foust, seconded by Sue Gregory to make a favorable recommendation of the Cable/Clark Plan Lot Line Revision. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

No remarks from the floor.

ADJOURNMENT

There being no further business, it was on motion of Chris Foust, seconded by Sue Gregory, to adjourn this Meeting. Motion Carried. Un. Approval. Adjournment at 7:55 p.m.

APPROVED:

CHAIRMAN

SECRETARY