

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, October 2, 2019 in the Buffalo Township Municipal Building and convened at 7:30 pm. The Meeting was called to order by the Chairman, Grant McConnell. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

Roll Call

Grant McConnell – Present
Chris Foust – Present
Sue Gregory – Present
Amy Trulik - Present
Tim Gottus – Present
Joe Charlton – Present
Ken Howard - Present
Rick Healey – 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 July 3, 2019 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Tim Gottus, seconded by Chris Foust. Motion Carried. Un. Approval.

LAND DEVELOPMENT

DOLLAR GENERAL – 339 N. PIKE ROAD – PRELIMINARY/FINAL SITE PLAN

PTV 1078, LLC is proposing to construct the Sarver Dollar General Store located along N. Pike Road (SR 356) located in Buffalo Township, Butler county, PA. The site is currently meadow land cover and a small gravel driveway area. The site has no existing buildings. The proposed development includes the construction of a 9,100 square foot Dollar General retail store, access driveway from N. Pike Road, parking areas, drive aisles, stormwater management facility(s), onsite sanitary disposal system, and other associated site improvements. Because the area of disturbance is greater than one (1) acre, and application for a general NPDWES Stormwater Permit Authorizing the Discharge of Stormwater During Construction Activities will be submitted to the Butler County Conservation District and the Pennsylvania Department of Environmental Protection (PADEP).

The Township office has received the Site Plan, Filing Fee, Application, Stormwater Management Plan, Butler County Planning Commission Comments: Received 9/20/19. BCPC did not have any comments on this plan, Municipal Authority of Buffalo Township’s Comments: Public water & sewage service is not available for this location.

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

Bankson Engineers Comment letter received 9/30/19; We are in receipt of a Preliminary Land Development Plan Application for the proposed Sarver Dollar General Store development. The Applicant is PennTex Ventures (PTV) 1078, LLC. The Application for Land Development was submitted on behalf of the Applicant by Civil and Environmental Consultants, Inc. on August 9, 2019. We have been requested to review these documents for conformance with the applicable portions of the Township Stormwater Management Ordinance, Ordinance No. 134, Zoning Ordinance, Ordinance No. 135, Outdoor Lighting Ordinance, Ordinance No. 123, and Subdivision and Land Development Ordinance, Ordinance No. 136. ZONING: The site is located within the B-2, Central Business District, as well as the A-2, Access Management Overlay. The proposed use (Commercial – Retail Sales) is in accordance with the Permitted Uses of the B-2 Central Business District, per the Zoning Ordinance. Because the site location is within the A-2 Access Management Overlay, the Application must comply with the standard set forth within both zoning districts. The Applicant will NOT be required to obtain Conditional Use Approval prior to commencing activities on site. It appears as if the municipal boundary between Buffalo Township and Winfield Township bisects to proposed parcel to be developed. The Applicant shall provide documentation of all necessary Approvals obtained from Winfield Township, including but not limited to, appropriate Zoning classification to support the proposed use, Subdivision Approval, Stormwater Management Approval, etc. 405.3: Off-Street Parking: Off-Street parking lots in excess of twenty thousand (20,000) square feet shall meet the following standards for stormwater management. Applicant shall show that the standards listed in the Ordinance are met, or the parking area is under 20,000 square feet and therefore exempt from these requirements. 410: Signs: Applicant is required to submit all pertinent information regarding signage as part of the Land Development. All freestanding signs of greater than 32 square feet in area are considered Land Developments and shall meet the procedural requirements of such. SUBDIVISION: 202.2: The Applicant shall submit a Site Map which fully complies with the Subdivision and Land Development Ordinance. 202.4.C, E: A report on the feasibility of connection to the existing sewerage system, including distances to the nearest public sewer, service load of the subdivision and the capacity of the treatment plant will be required. The Applicant is proposing the use of an on-lot system within Winfield Township. If connection to the public system is not feasible, the Applicant shall provide all information, including but not limited to: groundwater table evaluations, soil absorption tests, and a full design of the on-lot system in accordance with Act 537 and all local regulations for review prior to Approval of the Land Development. 302.3: No cutting, filling or other disturbing of land and natural vegetation is permissible within fifty (50) feet of the edge of a natural drainage courses except as permitted by actions of the governing body. Applicant shall demonstrate that the limits of grading for the project do not encroach within 50 feet of the stream. Additionally, proposed disturbance activities may be subject to Approval by the Butler County Conservation District, or Pennsylvania Department of Environmental Protection. 303.2: The Township will require a traffic study as part of its review process for subdivisions and land developments consistent with the standard of this article. Applicant shall conduct a traffic impact study for the proposed development and any subsequent impacts to S.R. 0356, and shall forward copies to the Township for review. 307/407/408: The Applicant shall provide full

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

designs for the proposed on-lot water and sewer systems in accordance with all local, state and federal requirements. STORMWATER MANAGEMENT: 301.G: If diffused flow is proposed to be concentrated and discharged onto adjacent property, the Applicant must document that adequate downstream conveyance facilities exist to safely transport the concentrated discharge or otherwise prove that no erosion, sedimentation, flooding, or other harm will result from the concentrated discharge. 401: Protected Watershed Requirements: Existing Resources and Site Analysis Plan: Applicant shall submit for review an Existing Resources and Site Analysis Plan which is in accordance with Article IV of the Stormwater Management Ordinance. 501.B.16: A safety fence is proposed to be 6 feet in height. The Applicant shall show on the plan drawings and provide a detail showing an 8 feet high chain link fence in accordance with the Ordinance. 501.B.18: The hydrograph reports show high water elevations for the 10-, 25-, 50-, and 100-year storms exceeding the crest elevation of the emergency spillway. The principal outlet structure is not able to convey the appropriate design storms without discharging through the emergency spillway. The outlet structure configuration shall be revised to meeting the requirements of the Ordinance. 501.B.18.d: Properly spaced anti-seep collars shall be installed on all basin outlet pipes. Design calculations shall be provided in the Stormwater Management Site Plan. 501.B.20.e: A cutoff and key trench of impervious material shall be provided under all embankments 4-feet or greater in height. The cutoff trench shall run the entire length of the embankment and tie into undisturbed ground. 501.B.21: Compaction test reports shall be kept on file at the site and be subject to review at all times with copies being forwarded to the Township Engineer upon request. 602.22: Notes and Statements: All required notes and statements shall be added to PCSM Plan Drawing. 1. Neither the Post-Construction Stormwater Management Plan Narrative nor the Land Development Drawings possess the seal of a Professional Engineer licensed in the Commonwealth of Pennsylvania. Signed and sealed Plans and Drawings will be required prior to official action by the Township. 2. On a monthly basis, the Applicant shall submit documentation of regular street sweeping as means of ensuring water quality standard of the Land Development are met. Regular street sweeping shall follow the Post-Construction Stormwater Management Maintenance Schedule as outlined in the Plan Narrative. Additionally, street sweeping responsibilities shall be clearly outlined in the Stormwater Operation and Maintenance Agreement between the Township and the Developer. 3. Infiltration is being assumed as part of the Stormwater Management Plan for the Land Development. For this assumption to be considered valid, appropriate infiltration testing shall be conducted, and results of said testing shall be included in the Post Construction Stormwater Management Plan Narrative. All Post-Construction hydraulic facility routing calculations shall be revised accordingly. 4. Post-Construction discharge rates and high-water elevations shown on the Hydrographs in Appendix C do not match the Bio-Retention Summary Table 5.1 in the Narrative. The tables and/or hydrographs should be revised and appropriate for consistency. 5. Section 7 of the Post-Construction Stormwater Management Plan Narrative discusses volume control for the project. What is the derivation of the Post-Developed Conditions with Planned Stormwater BMPs value as shown in the table? 6. Applicant should provide calculations for rip rap apron #3. OUTDOOR LIGHTING: The plans submitted for review did not contain any information regarding outdoor lighting in the development. Review of an outdoor

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

lighting plan for the development will be required. GENERAL: 1. A Developer's Agreement which list the maintenance responsibilities, bonding requirements and ownership of facilities will be required. 2. A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. 3. Prior to granting Approval, the Applicant shall enter into a Stormwater Management Infrastructure Operation and Maintenance Agreement with the Township. 4. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan. 5. Any and all permits, including but not limited to those shown below, shall be obtained prior to Final Approval: NPDES permit for stormwater discharges associated with construction activities. An individual NPDES permit will be required for this site, Sanitary Sewage Facilities Planning Module and/or required permits for operation of an on-lot sanitary system, all required permits for the operation of a private well on the project site. d. General Permit for outfall Structures, Township Grading Permit, Township Building Permit, Township Occupancy Permit, PennDOT Highway Occupancy. Materials submitted to our office are reviewed for conformance with the standard of the current Buffalo Township Ordinances only. Our review of these project materials is based upon information submitted by the Applicant and/or their Consultant(s), which is assumed to be correct and valid. Our office reserves the right to make any additional comments upon review of revised materials or plan revisions at any time. We recommend that the Preliminary Approval of the Sarver Dollar General Store Land Development NOT be granted at this time. The Applicant shall adequately resolve all comments outlined above and obtain all required Winfield Township Approval and permits. The Project will require a Final Plan Application and subsequent Municipal. Review. The Traffic Study was delivered to the Township by Ken Howard.

Ethan Brice with Civil & Environmental Consultants, Inc. and Marc Seivitch with PennTex Ventures were in attendance for the meeting and spoke regarding the proposed Land Development. Ethan stated that they are in receipt of Bankson Engineers comment letter and are working at making the revisions as required and will be returning in November. Grant McConnell asked about the property being in two (2) townships. Ethan stated that they are coordinating with Butler County to see exactly where the line lies. We have been in contact with Winfield Township and to date they have submitted an approval deferral to have Winfield Township to have them defer their approval to Buffalo Township. Winfield Township would like us to present to their Planning Commission and once we have done that, then present to the Board of Supervisors who will then write a deferral letter to Buffalo Township. Now would that be something that Buffalo Township would be willing to accept? Atty. Charlton replied yes. Marc Seivitch with PennTex Ventures stated that the current owner pays property taxes to Buffalo Township for this parcel of land. Ethan stated that we are not really sure who to contact at the County but are working at resolving this as soon as possible. Ethan shared more information regarding the Sarver Dollar General Land Development Plan. Ken Howard suggested that the Planning Commission table this plan tonight so that they have time to work with Bankson and get all of the comments resolved. Amy Trulik asked about the lighting around the Dollar General Building. Ethan stated that there are typically anti-glare shields over the lighting so it will shield the light from glaring into the residential neighborhoods.

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

On a motion of Amy Trulik, seconded by Sue Gregory to table Preliminary Approval of the Sarver Dollar General Land Development until all comments outlined in Bankson Engineers review letter dated 9/30/19 are resolved. Motion Carried. Un. Approval.

Ethan asked who would he contact to get a copy of a Developers Agreement template and Atty. Charlton suggested that they contact Atty. Lutz' Office and was given the phone number.

BUFFALO CREEK NATURE CENTER – 154 MONROE ROAD – SITE PLAN

This proposed project involves site improvement to a property formerly known as the Oregon Club, owned by Buffalo Township, to support the renovation of an existing building as a nature center by the Audubon Society of Western Pennsylvania. The present zoning of this property is C-1 and is proposed property is 5.88 acres.

The Township office is in receipt of the Site Plan, Filing Fee was waived per Board of Supervisors 9/11/19 RMM, Application, Stormwater Management Plan, Erosion & Sediment Control Plan, Butler County Planning Commission Comments: Received 9/20/19. BCPC did not have any comments on this plan, Municipal Authority Comments: Public water is not available for this location. A tap for public sewage does exist at this location & contractor is approved to use these tap. Inspection of the tap will need to be coordinated with our office as well as a meter set on the well (fee applies). The work in and around the Authority's sewage force main line is a concern. There is an area planned for cleaning and grubbing, which crosses the force main in some areas. The bituminous walking trail and aggregate paving of the private lane crosses the force main in some areas. The authority requests involvement with pre-construction meetings for work within the Authority's easement and force main line. The contractor/owner is reminded that if there is an issue with the main line and works needs done, the Authority is not responsible for damage caused to any paths, walkways, driveways, etc., that cross the main line. Bankson Engineer Comment letter received 9/30/19; We are in receipt of a Land Development Plan Application for the proposed Buffalo Creek Nature Center development. The Applicant is the Audubon Society of Western Pennsylvania. The Application for Land Development was submitted on behalf of the Applicant by Civil and Environmental Consultants, Inc. on September 16, 2019. We have been requested to review these documents for conformance with the applicable portions of the Township Stormwater Management Ordinance, Ordinance No. 134, Zoning Ordinance, Ordinance No. 135, Outdoor Lighting Ordinance, Ordinance No. 123, and Subdivision and Land Development Ordinance, Ordinance No. 136. ZONING: This site is located within the C-1 Conservation District. The proposed use, according to the Application, is a Nature Center. The site was formerly the location of the Oregon Club. The project appears to be in accordance with the Permitted Uses of the C-1 Conservation District, per the Zoning Ordinance. The Applicant will NOT be required to obtain Conditional Use Approval prior to commencing activities on site. 409.8: Water Pollution: The limit of disturbance for the project has been determined to be 0.99 acres. In the event that any additional area is disturbed at any point during the construction process, the Applicant

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

shall notify the Butler County Conservation District and obtain an NPDES Construction Stormwater Discharge Permit for earth disturbances exceeding one acre, if necessary. Additionally, it appears that that a Joint Permit will be required for the project for encroachments into the FEMA floodplain. Municipal Land Development Approval does not absolve the Applicant of their responsibility to obtain any and all necessary state or federal permits for the project. The Township reserves the right to withhold any grading, building, or occupancy permits until all required permits have been obtained.

410: Signs: It appears that the proposed signage exceeds the maximum total surface area (32 square feet) for the C-1 Conservation District. Additionally, it appears as if the proposed sign will exceed the maximum height requirements of the C-1 District. The Applicant shall request a Modification or a Waiver for the proposed overages. SUBDIVISION: 202.4.B: Profiles and other explanatory data concerning installation of water distribution systems, storm sewers, and sanitary sewers. Applicant shall demonstrate on the plan drawings how water service will be provided to the site. 307/407/408: The Applicant shall provide full designs and permits for the proposed on-lot water and sewer systems in accordance with all local, state and federal requirements. 1. A previous Subdivision Plan establishing a second parcel on the project property was recorded with the Butler County Recorder of Deeds Office. Property lines and property ownership will need to be addressed as part of this Land Development. STORMWATER MANAGEMENT: 501.B.16: It appears as if the rain garden could potentially hold greater than two (2) feet of water (from pond floor to top of bank). If the proposed ponded water depth were to exceed two feet, a safety fence would be required for the land development which complies fully with the Ordinance. 501.B.18.a: Principal outlet structures shall have a concrete base attached with a watertight connection. The base shall be of sufficient weight to prevent floatation of the riser. It does not appear as if any anti-floatation provisions have been considered for the rain garden nyoplast riser. 501.B.19: Emergency spillways: will the rain garden require an emergency spillway that complies with the requirement of the Ordinance? 501.B.22: Conveyance swales should be sized to adequately convey the 25-year design storm, and calculations shall be provided. 602.22: Notes and statements: All required notes and statements shall be added to the PCSM Plan Drawing. 1. Street sweeping as mean of providing water quality management will not be accepted, as the majority of the proposed roadway and parking area surfaces are not able to be swept (i.e. gravel roads, turfgrass parking areas, etc.). References to street sweeping in the Post-Construction Stormwater Management Plan Narrative should be removed. 2. The post-construction time of concentration exceeds the pre-construction time of concentration for Watershed 1 which is not permissible per the Stormwater Management Ordinance. Post-Construction hydraulic routing calculations should be revised to show a time of concentration that does not exceed the maximum of 29 minutes (equivalent to pre-construction time of concentration). OUTDOOR LIGHTING: The plans submitted for review did not contain any information regarding outdoor lighting in the development. Review of an outdoor lighting plan for the development will be required. GENERAL: 1. A Developer's Agreement which list the maintenance responsibilities, bonding requirements, and ownership of facilities will be required. 2. A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. 3. Prior to granting Approval, The Applicant shall enter into a Stormwater Management Infrastructure Operation and

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

Maintenance Agreement with the Township. 4. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan. 5. Any and all permits, including but not limited to those shown below, shall be obtained prior to Final Approval: All DEP Permits, General Permit for Outfall Structures, Township Grading Permit, Township Building Permit, Township Occupancy Permit, PennDOT Highway Occupancy. Materials submitted to our office are reviewed for conformance with the standards of the current Buffalo Township Ordinances only. Our review of these project materials is based upon information submitted by the Applicant and/or their Consultant(s), which is assumed to be correct and valid. Our office reserves the right to make any additional comments upon review of revised materials or plan revisions at any time. We recommend that Preliminary Approval of the Buffalo Creek Nature Center Land Development should not be granted at this time. The Applicant should adequately resolve all comments outlined above. The project will require a Final Plan Application and subsequent Municipal review.

Jim Bonner with the Audubon Society of Western Pennsylvania was in attendance and shared some history and information regarding the proposed Land Development. Jim stated that they are in receipt of the comment letter from Bankson Engineers and that Kara with Pashek + MTR submitted a response letter today and that they were hoping to receive Preliminary Approval to move forward. Ken Howard with Bankson Engineers stated that he has looked over the response letter and feels that there would be no problem with granting them Preliminary Approval contingent upon Bankson Engineers review of the response letter received 10/2/19. Ken stated that there is one more item that needs addressed regarding the Subdivided Lot. At this time there is a parcel of land that was subdivided off for the Audubon Society to build on from a few years back. This will need to be removed and made into one entire parcel of land again. Ken stated that Bankson Engineers took care of the Subdivision in the beginning and will take care of removing it. This is just something that needs taken care of for Butler Counties records. At this time taxes are being paid on both parcels of land. This can be removed with final approval.

On a motion of Chris Foust, seconded by Tim Gottus to grant Preliminary Approval of the Buffalo Creek Nature Center Land Development contingent upon Bankson Engineers review of Pashek + MTR's response letter dated 10/2/19. Motion Carried. Un. Approval.

WEAVER HOMES – HERITAGE CROSSING – S. PIKE ROAD – FINAL SITE/SUBDIVISION PLAN

Gateway Engineers, Inc. is submitting the proposed Heritage Crossing Final Site/Subdivision Plan on behalf of Weaver Homes. The proposed site is a 25.033-acre parcel consisting of 3 lots located at S. Pike Road, an open parcel south-west of the intersection of Mulone Drive and S. Pike Road. The present zoning of the property is B-1 & B-2. The proposed construction of multi-family units will be comprised of 20 buildings containing 4 residential units per building, for a total of 80 residential units, common area-clubhouse with pool and a public road to be dedicated to the township. Public water & sewage are available in the vicinity of this proposed site.

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

The Township office is in receipt of the Final Site/Subdivision Plan, Final Site/Subdivision Plan Fees, Final Site/Subdivision Plan Applications, Post-Construction Stormwater Management Report, Highway Occupancy Plan, DEP Approval Letter, Butler County Planning Commission Comments received 7/19/19, Municipal Authority Comments: Public water and sewage is available to the Heritage Crossing Plan. The Developer will need to submit two copies of water and sewer construction plans to our office for review and enter into an agreement with the Authority. Bankson Engineer comment letter received 9/30/19; We are in receipt of a Subdivision Plan Application, Conditional Use Application and Land Development Plan Application for the proposed Heritage Crossing development. These plans were submitted on behalf of the Applicant by The Gateway Engineers, Inc, on June 19, 2019. We have been requested to review these documents for conformance with the applicable portions of the Township Stormwater Management Ordinance, Ordinance No. 134, Zoning Ordinance, Ordinance No. 135 and Subdivision and Land Development Ordinance, Ordinance No. 136. ZONING: This site is located within the B-1/B-2, Business District, as well as the A-2, Access Management Overlay. The proposed use (Multi-Family Dwellings) is in accordance with the Conditional Uses of the B-1/B-2 Business District, as per the Zoning Ordinance. Because the site location is within the A-2 Access Management Overlay, Conditional Use is governed by the existing district; however, the application must comply with the standards set forth within both zoning districts. The Applicant has obtained Conditional Use Approval for the proposed utilization of the site. 410:

Signs: Will the development have a sign at the entrance? Any proposed signage will need to be reviewed for conformance with the Ordinance. 606: Specific Standards for B-1/B-2 Business districts: Buffering and Planting shall be provided by the Developer in accordance with Section 606 of the Zoning Ordinance. SUBDIVISION: 213.D: Public Sites and Open spaces: Per the Municipalities Planning Code, Applicant is required to provide a dedication of land for recreational use or shall provide a fee in lieu of such dedication. 303.2: The Township will require a traffic study as part of its review process for subdivisions and land developments consistent with the standards of this article. Applicant shall obtain a traffic impact study for the proposed development and any subsequent impacts to S.R. 0356 and provide a copy to the Township for review. 401: Monuments and Markers: Applicant has demonstrated the location of iron pins to be set. The Township requests that true monuments be installed as part of the development. 405: For all improvements made to roadways to be owned by the Township now or in the future, the Applicant shall provide cost estimates and appropriate bonds necessary, per the Ordinance. 410: It appears as if the Applicant has labeled the location of all proposed street signs. It is our recommendation that "No Outlet" roadway sign is also added near the entrance to the development. All stop signs will require positive reflector strip on the sign pole. STORMWATER MANAGEMENT: 304: The Post-Construction Stormwater Management Report indicates there will be no volume control provided as part of the project. The volume control requirement of the Ordinance has not been met. 401.B.3.F: The riparian buffer adjacent to Little Buffalo Creek should be shown on the Existing Resources and Site Evaluation Plan drawing. 501.B.9: Exterior slopes of compacted soils shall not exceed 3:1. It appears as if slopes exceeding 3:1 are proposed. Applicant should revise grading to meet the Ordinance requirements or provide a Geotechnical Report, signed and sealed by a registered Professional Engineer, ensuring slope stability will not be compromised on the site or in the surrounding area. 501.B.16: An 8-foot safety fence must be installed around all stormwater management basins. A four-foot safety fence is show on the drawings. The Applicant is requesting a

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

modification to decrease the height requirement of the fence. 501.B.18: If the underdrain valve is assumed to be normally open, the 4-inch diameter underdrain should be modeled as part of the detention basin outlet structure calculations as it pertains to rate control in the PCSM Report.

501.B.20: The Applicant should demonstrate how future access to the stormwater management facilities will be provided. The 10-foot wide access to the basin bottom, as well as the 10-footwide berm around the perimeter of the facility should be unimpeded. In locations where the fence will be transverse the emergency spillway or the drainage channels, the fence shall match the geometry of such. The location of the fence gate shall be clearly shown and labeled on the drawings. 501.B.21: Compaction test reports shall be kept on file at the site and be subject to review at all times with copies being forwarded to the Township Engineer upon request. 501.B.22: Stormwater conveyance channels shall be sized to convey the 25-year design storm without overtopping. Applicant shall provide conveyance calculations for the permanent channels documenting adequate capacity of the stormwater infrastructure. 501.B.22: Roadway Underdrains: Applicant shall show on the PCSM Plan drawing where the roadway underdrains will be located. Underdrains shall be provided on both sides of the roadway to meet the Township Standard Roadway Detail. 602.22: Notes and Statements: All required notes and statements shall be added to the PCSM Plan Drawing. The Township will not accept street sweeping, as proposed in the Post-Construction Stormwater Management Plan Narrative as a means for water quality management. What is the purpose/functionality of the Bio-Retention Basin? There appears to be minimal inflow into the facility. We recommend that routing calculations and hydrographs should be required to support the facility design. We recommend that volume control and rate control calculations for the infiltration trench should be provided. Additionally, a polyurethane barrier between the wall of the infiltration trench and the roadway is encouraged to ensure that infiltrated runoff does not migrate toward the roadway or roadway base. We recommend that the Applicant should demonstrate that the existing culvert under S.R. 356 is sufficient to convey the increased concentrated flow at Point of Interest 1 during wet weather events. The Pond Report hydrograph for the Dry Extended Detention Basin shows the 15-inch culvert pipe to have a length of 100 feet and a slope of 1 percent. The drawings show the pipe to be 118 feet and have a slope of greater than 10 percent. The rate control calculations for the pond should be revised for consistency with the drawings. Along the north side of the project, the creation of a 2:1 slope adjacent to the neighboring property is proposed. This fill slope appears to bury an existing storm drain to the neighboring property (to the north). The design does not include a discernable means of conveyance of runoff generated by these slopes to a defined point of interest. The Applicant should revise the design to clearly demonstrate how runoff from Post-Construction Drainage Area 2A is handled. If flow is proposed to be directed onto the neighboring property (South Pike Square Development) the Applicant shall provide written proof of permission from the adjoining property owner granting the right to discharge runoff across the property line. The Applicant should clarify the meaning of "ID" as it pertains to junction points of the storm sewer system. Access to the pipes should be provided for long term maintenance purposes. The Plans propose the installation of storm sewers which are smaller than the Township minimum of 15 inches in diameter. Are these small diameter pipes and collection points capable of conveying the 25-year storm for the areas in which

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

they receive runoff in accordance with Township requirements? A diagonal crossing of the storm sewer and sanitary sewer is proposed near the stormwater management pond. If the crossing of utilities cannot be avoided, it is our recommendation that the storm and sanitary sewers cross in a perpendicular manner. It appears as if there is an existing swale on the property which directs the majority of the water from the property to the northern corner of the project site. This is not accurately reflected in the pre-construction drainage areas which show a majority of the site runoff flowing toward the southeast corner of the development (POI-1). The Applicant should revise the pre-construction drainage areas, as appropriate, or should provide field evidence that runoff reaches POI-1 as currently shown. OUTDOOR LIGHTING: 401.2: THE Applicant shall demonstrate that the cutoff criteria requirements of the Ordinance are met for all proposed light features. 501.10: Light pole height(s) cannot exceed 20 feet. The Applicant shall demonstrate the height of the light poles above the proposed grade. 601.1: An illuminance grid for the proposed outdoor lighting will be required. LISTING OF REQUESTED MODIFICATIONS: The Applicant has requested the following modifications be accepted by the Township: Subdivision Ordinance Section 302.2: Applicant is requesting to disturb 57% of the existing natural vegetation on hillsides exceeding 25% slope. The Ordinance states a maximum of 20% may be disturbed. Subdivision Ordinance Section 302.5.2: Applicant is requesting modification to allow a dead-end street exceeding 1,000 feet in length, considering provisions are made for future development which would shorten the dead-end street to approximately 700 feet. Subdivision Ordinance Section 303.11: Applicant is requesting a modification to reduce the horizontal centerline radius of the roadway curvature to 150 feet. The minimum stated in the Ordinance is 200 feet. Stormwater Management Ordinance Section 501.B.16: Applicant is requesting to install a 4-foot high fence in lieu of an 8-foot high safety fence. GENERAL: A Developer's Agreement which lists the maintenance responsibilities, bonding requirements, and ownership of

facilities will be required. A lot closure report should be provided. According to Butler County Tax Parcel information, Weaver Homes is not the current owner of the land. We recommend that the Applicant should provide documentation of their legal interest to develop the land and to complete roadway improvements through the South Pike Square development. We recommend the Developer shall complete any improvements necessary to Mulone Drive and Sandy Ridge Drive including, but not limited to, curbs, sidewalks, storm sewer improvements, asphalt paving, etc., prior to Approval of the Land Development Plan. It is assumed that Mulone Drive and Sandy Ridge Drive will eventually become Township Roadways. As the owner of the road, the Township will also assume the ownership of the storm sewer system located in the respective road right(s) of way(s). We recommend that the Applicant should be required to perform a CCTV inspection of the storm sewer system to be taken over, and make any improvements, as necessary. Design of water and sewer systems must be reviewed and approved by the Buffalo Township Municipal Authority. Receipt of approval should be forwarded to the Township. A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. Prior to granting Approval, the Applicant shall enter into a Stormwater Management Infrastructure Operation and Maintenance Agreement with the Township. Any and all permits, including but not limited to those shown below, shall be obtained prior to Final Approval: NPDES permit for stormwater discharges associated with construction activities. An individual NPDES

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

permit will be required for this site. Sanitary Sewage Facilities Planning Module. General Permit for Outfall Structures. Township Grading Permit. Township Building Permit(s). Township Occupancy Permit(s). PennDOT Highway Occupancy. Materials submitted to our office are reviewed for conformance with the standards of the current Buffalo Township Ordinances only. Our review of these project materials is based upon information submitted by the Applicant and/or their Consultant(s), which is assumed to be correct and valid. We reserve the right to make any additional comments upon review of revised materials or plan revisions at any time. Based on the deficiencies outlined above, we recommend that Final Approval not be granted at this time. The Applicant shall adequately resolve all comments outlined above and obtain all required permits. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan.

Brett Schultz with Weaver Homes stated that they are in receipt of the comment letter prepared by Bankson Engineers and asked if anyone had any questions that they wanted him to answer regarding the Development. He stated that he and Mike Ogin with Gateway Engineers have been working closely with Ken Howard and the Bankson Engineers team today to make the changes that are noted in the Bankson Engineer comment letter and were aware that the Plan was going to be tabled. Obviously, there was not time between this afternoon and tonight to update the drawings with the changes. Atty. Charlton asked if there would be anything legally that would hold this up? Ken stated that everything can be dealt with. We have discussed a lot of this at our previous meetings. One being the Agreement of having Mulone Drive and Sandy Ridge Drive dedicated as township roads. That is the legal issue that is outstanding. Brett replied that our agreement with Eric Smith is that he is responsible for the maintenance of those roads until we start with the development and then before we start with that process, we will then take over the maintenance of the roads. Until then, he will be responsible. So, we will document the road conditions before we start using these roads and make sure that he has taken care of them up until that point. It will just be Mulone to Sandy Ridge, just the beginning of it. The agreement is very far along, and we are just working on how to put it into words. Ken stated that the bulk of our comments were regarding stormwater and grading. Tabling this is best thing to do at this time.

On a motion of Sue Gregory, seconded by Chris Foust to table Final Approval of the Weaver Homes, Heritage Crossing Plan until all comments outlined in Bankson Engineers review letter dated 9/30/19 are resolved. Motion Carried. Un. Approval.

DISCUSSION/REVIEW OF COMPREHENSIVE PLAN

Grant McConnell stated that our Comprehensive Plan is from 2006. So, basically what we are doing here is asking the Supervisors to do a refresh of the Joint Municipal Comprehensive Plan. Atty. Charlton stated that what you would need to do is make a motion to request that the Supervisors to consider an update/revision to the Joint Municipal Comprehensive Plan and then they can decide to seek funding for that and if they are in agreeance then they will push it back to the Planning Commission. So, they need to figure out if they want to do this along with Clinton Township or singly. That is a decision that the Supervisors would have to make. Ray Smetana, 149 Monroe Road, former Chairman of the Planning Commission stated that Rick Grossman had looked over the Joint

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

Comprehensive Plan in the past and felt that there was just some polishing that would need made here and there and that it could be revised/updated with just Buffalo Township and did not need to include Clinton Township. Ken Howard stated that it seemed that Rick felt we could update ours and Clinton Township would not have to be involved.

On a motion of Chris Foust, seconded by Amy Trulik to request that the Supervisors consider revising the Joint Municipal Comprehensive Plan. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR:

Michael Deal, 322 N. Pike Road stated that he is wanting to put a mobile home on his property. He stated that his house has 2 bedrooms and that he has a large family that lives out of the area and would like a place for them to stay when they are here. He also stated that he has a son with a special needs daughter that would be staying with him as well. I would also put up a privacy fence so that no one would see it from the road. He is seeking approval from the Township to move a mobile home onto his property to use as a guest house. His property is 3.18 acres with a pond on the back side of the property closest to Ridgeview Estates Housing Plan. Most of the utilities fall along the line where his neighbor Dan Swift lives. There is public sewage but no water service. There is a well. The property is zoned Agricultural and, in the A-2 Access Management Overlay. I have looked at the Zoning Ordinance number 55 which says if it is more than 1 acre and there are special circumstances, such as someone elderly. I do have a special needs granddaughter and every time they come up from West Virginia they have to pack up the truck with all of her equipment. I was hoping to have that so that they would have the space and a place to stay when they come up. Atty. Charlton stated that this would be considered a minor land development and would go through the Supervisors to determine if this would be qualified as a companion dwelling or possibly just subdivide the property and have that structure on that lot. Mike asked even if it is Agricultural? Atty. Charlton replied yes, because it has public sewage on the property. Amy Trulik stated that you would have to tap into the sewage and drill another well. Mike replied yes, they told me it would be \$3,000 to tap into the sewage and a friend has a drilling company and they told me it would be \$1,500.00. Sue Gregory asked where the mobile home would be located on the property. Mike showed her on the map of the property that he provided. Amy asked if adding onto his existing house would be better? Mike stated that in the long run it would cost more money. Ken Howard stated that he would have to come into the township yearly to get the companion dwelling reapproved. Atty. Charlton stated that you could go to the Supervisors with a minor development for them to determine if it is a qualifying applicant. Meaning whoever is living there qualifies under the township standards. You would have to make sure you meet the hardship provisions of the DEP act 537 for the mobile homes and then you would have to come in yearly to get the companion dwelling reapproved. They may require that the applicant is actually residing in the mobile home and it is not just a temporary visitation type of thing. That is probably your best bet. You may be able to rezone it to an R-2 since

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 2, 2019

your property abuts an R-2 which is a series of hearings and then do a subdivision of the property. Ken stated you could possibly have 2 properties on that lot.

Perry Nesselroad living in Sarver since 2007 stated that he and his wife are looking at purchasing property at 229 Howes Run Road. I have been talking with Joe and Rick. It is Zoned B-2 and Agricultural. There is an existing structure right now that has been used since 2004 as a business. We are basically planning on leaving the property as is and remodeling the existing structure that is there. But in order to do that, I need to make sure I can use it as a primary residence and the lending institution is asking for a letter from the township stating that if something were to happen, I have the right to rebuild on the foundation. The shop on the property is not part of the purchase. Ken stated that it was rezoned, so that the former owner could have his business there. A single-family dwelling would be considered a Conditional Use in B-2 Zoning. Atty. Charlton suggested that there would have to be a Conditional Use Hearing to change the Zoning of the property and that the owner of the property would have to do this.

Pat Schuler, Bison Court, Buffalo Trails was in attendance because her and her husband are interested in adding an attached garage onto their house. Pat stated that the back of their lot faces the field where the water towers are. We have a pie shaped lot and I have questions regarding the setbacks and where we need to be. We are working with an Architect so that we don't need any variances, but my question is, if we need a variance, what would the process be? We just had the property surveyed and we don't understand where the setbacks are because of how the property is shaped. Amy Trulik asked where the garage would be located? Pat replied we are not even to that point. Pat showed the PC Board, Atty. Charlton and Ken Howard the survey of the property. The setbacks were discussed. Ken stated that this is a PRD. Sue asked if this it will be a 2-car garage? Pat stated that it will be a 3-car garage. Ken stated that it could be that the surveyor interpreted that as a PRD rear yard setback which would go right through the middle of your house. I don't believe the original intent of that housing plan would be a 50-yard rear setback. A PRD usually has a small setback. If we had the original development drawings for Bison Court, we could see where the setbacks were located. Atty. Charlton stated that would be recorded at the Butler County Courthouse. You can then come in with another informal like this and then you can move on to the next step if needed.

ADJOURNMENT was on a motion of Sue Gregory, seconded by Chris Foust at 8:50 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY