

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – SEPTEMBER 2, 2020

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, September 2, 2020 and convened at 7:30 pm via video conference. 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 – No show

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 5, 2020 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Tim Gottus, seconded by Sue Gregory. Motion Carried. Un. Approval.

OLD BUSINESS

SARVER DOLLAR GENERAL SITE PLAN – REAPPROVED

Atty. Charlton verified with Rhonda Swartz that they just needed reapproval because they were over the 90 days recording period.

On motion of Tim Gottus, seconded by Chris Foust to favorably recommend reapproval of the Sarver Dollar General Site Plan as presented. Motion Carried. Un. Approval.

REVISED REHAK/CAMERLO PLAN LOT LINE REVISION – REAPPROVED

Ken Howard stated that Graff Surveying made a small modification to the plan regarding the original acreage of the property.

On a motion of Sue Gregory, seconded by Tim Gottus to favorably recommend reapproval of the Revised Rehak/Camerlo Plan Lot Line Revision as presented. Motion Carried. Un. Approval.

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LAND DEVELOPMENT

CABOT RESOURCES/ZURISKO PLAN LOT LINE REVISION

Graff Surveying LLC is submitting a proposal for Cabot Resources, Joe Conway and J. Zurisko. They are proposing a revision of tax parcels 040-1F05-11D & 11A1. They will be conveying .32 acres from 11D to 11A1. 11D is a vacant parcel currently with 19.75 acres and 11A1 has an existing dwelling with 2.81 acres for revised totals of 19.43 and 3.13 acres respectively.

The township office has received the filing fee, application, copies of the plan, Butler County Planning Commission comments rec'd 8/20/2020; BCPC did not have any comments on this plan. Municipal Authority comments rec'd 8/25/2020; MABT did not have comments on this plan. Bankson Engineer comments rec'd 8/27/2020; We recommend that Approval of the subject Subdivision Plan may be granted at this time.

Ken Howard stated that this is a simple lot line revision and that it can be approved as presented. Steven Graff with Graff Surveying was present regarding this plan.

On a motion of Chris Foust, seconded by Tim Gottus to favorably recommend the Cabot Resources/Zurisko Plan Lot Line Revision as presented. Motion Carried. Un. Approval.

S. ZARNICK – TREVOLTA – 309 SOUTH PIKE ROAD – SIGNAGE

S. Zarnick is proposing to place banners at 309 South Pike Road with full approval of Mark MacTaggart, who is the owner of the property. They are looking for approval by the township to place banners on the front side of the building. The building is currently an eye sore and with the help of the owner they would like to put (2) two five foot by ten-foot signs in place of where the windows of the building used to be located. The purpose of the signs are to promote a teenaged high school rock band. We are not exactly erecting any physical lumber sign, we are asking for permission to put up a professionally made outdoor banner facing the street at this address, made to take the elements. These banner signs made by Signs by Rick on Route 356 will be made of high-quality material and last a long time.

The township office has received pictures with detailed description of sign, location of sign, Municipal Authority comments rec'd 8/25/2020; MABT had no comments on this plan, Bankson Engineer comments rec'd 8/27/2020; **ZONING:** 410.1.D: Construction and Maintenance: All signs shall be constructed in a workman like fashion using durable materials. Signs shall be designed and constructed to withstand wind forces and in accordance with appropriate mechanical or electrical standards. The owners of signs shall keep them in safe and good repair. Signs which become deteriorated or otherwise present a public hazard shall be removed or repaired by the sign's owner. If the owner of a sign cannot be found or identified, the owner of the property whereon the sign is located shall be responsible for its repair or removal. 410.1.I: Temporary Business Signs, such as vinyl banner signs, are also permitted as an accessory to all Business uses. However, such signs remain subject to all setbacks for business signs and may not exceed 32 square feet in size. No banner shall remain in place for more than 30 continuous days, or 120 days per calendar year. **We recommend that the Applicant**

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clarify the nature of the proposed signs. Should they be considered temporary, the aggregate square footage exceeds the standards of the Zoning Ordinance. Additionally, the Applicant should note the display duration limitations for which a temporary sign may be utilized. However, Section 410.1.I of the Ordinance is reserved for temporary business signs that are an accessory to all business uses. It does not appear as if the Applicant plans to conduct any business operations at the proposed location, which would render the proposed signs ineligible for consideration as a temporary business sign. If these signs are to be permanent in nature, it appears as if their use should be considered a billboard. The location of the proposed signs is within the B-2 Central Business District. Billboards are not permissible within the B-2 zoning district. 1. We recommend that the Applicant provide expressed written consent from the property owner granting permission to install the proposed signs.

Ken Howard with Bankson Engineers reviewed the comment letter that was submitted regarding the proposed signage. No one for the Trevolta Group attended the meeting regarding the proposed submission.

On a motion of Amy Trulik, seconded by Sue Gregory to deny approval of the S. Zarnick – Trevolta Signage Submittal because it does not conform with the Buffalo Township Zoning Ordinance and move it on to the Board of Supervisors Meeting. Motion Carried. Un. Approval.

ACCEL SIGN GROUP – SARVER DOLLAR GENERAL – 339 NORTH PIKE ROAD – SIGNAGE

Accel Sign Group is proposing to erect signs for the Sarver Dollar General at 339 North Pike Road. The signs will be illuminated business ID reading “Dollar General”. There will be a front building sign located above the front entrance doors which will measure 3’9” by 26’ and a 20’ OAH pylon sign located at the front left side of the entrance drive 5’ x 10’ x 20’ OAH.

The township office has received pictures with detailed description of sign, location of sign, Municipal Authority comments rec’d 8/25/2020; MABT had no comments on this plan, Bankson Engineer comments rec’d 8/27/2020; **ZONING:** 410.2: Each use may have a combination of freestanding, roof, or wall signed meeting the standards of the following table. However, all freestanding signs of greater than thirty-two (32) square feet in area are also land developments and shall meet the procedural requirements of the Buffalo Township Subdivision and Land Development Ordinance. **The Signage Area Permitted, maximum Area per Sign, and the Maximum Height per sign requirements have been met. We recommend that the Applicant demonstrate on the Plan Drawing that the proposed pole sign meets the set back requirements. Additionally, we recommend the Applicant provide structural calculations demonstrating adequacy of the pole sign design.**

Ken Howard with Bankson Engineers reviewed the comment letter that was submitted regarding the proposed signage. Susan Hance with Accel Sign Group was in attendance. Ken stated that this does meet and comply with the permitted uses but there is still some information that is needed such as the setback requirement for the proposed pole sign and the structural calculations of the pole sign design. Ken asked if they would be able to have all of this information to him prior to the Board of Supervisors Meeting next Wednesday so that it could be reviewed? Susan Hance stated that they should have the information ready for next week’s meeting.

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On a motion of Tim Gottus, seconded by Chris Foust to favorably recommend the Accel Sign Group – Sarver Dollar General – 339 North Pike Road – Signage contingent upon Bankson Engineers comment letter. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Matt Bain, 191 Hepler Road had questions regarding running a T-Shirt Business out of his home. His home is in A-1 Agricultural Zoning District. His house is closer to the Fleming Road end of Hepler Road. He stated that he would not be selling T-Shirts out of his house and no one would be coming in or out of his home. He would be designing, making and then delivering the shirts. There would be no retail sells at his home. It would be considered a no impact home business. He asked about putting a sign in his yard. He was given the dimensions that the sign/signs are allowed to be and was told to contact Rick Healey to get permitting for the sign/signs.

ADJOURNMENT was on a motion of Tim Gottus, seconded Amy Trulik by at 8:00 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY