

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – SEPTEMBER 9, 2020

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, September 9, 2020, via video conference and convened at 7:30 pm. The Meeting was called to order by the Vice-Chairman, Matthew Sweeny. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

Roll Call

Ron Zampogna II	Absent
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch, Sr.	Present
Michael Oehling, Jr.	Present

A majority of the Board of Supervisors being present, the Vice-Chairman declared the Meeting open for the transaction of business.

ANNOUNCEMENT OF EXECUTIVE SESSIONS; PERSONNEL; AND/OR INFO-GATHERING MEETINGS OF THE BOARD

- a) The Board of Supervisors met with their Solicitor via Video Conference for an Executive Session regarding personnel matters on Sept. 9.
- b) Gary Risch attended the Planning Commission Meeting via Video Conference on Wednesday, Sept. 2.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

There were no comments regarding Agenda Items from the public.

APPROVAL OF THE MINUTES of the August 12, 2020, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Michael Oehling, seconded by Gary Risch. Motion Carried. Un. Approval.

ACCEPTANCE OF THE TREASURER’S REPORT for August 1-31, 2020 inclusive for audit, was on motion of Albert Roenigk, seconded by Michael Oehling. Motion Carried. Un. Approval.

MONTHLY BILLS

After reviewing the invoices and bills presented for payment, it was on motion of Gary Risch, seconded by Michael Oehling to pay the monthly bills. Motion Carried. Un. Approval.

REPORTS

(1) THE ELECTED TAX COLLECTOR’S REPORT (CARLA GARIA):

- **AUGUST 2020:** Twp. Real Estate Tax is \$1,195.94, Per Capita @ Face is \$250.00

(2) THE APPOINTED TAX COLLECTOR’S REPORT (BERKHEIMER):

- **AUGUST 2020:** Earned Income Tax is \$144,900.80, Local Services Tax is \$21,807.79

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(3) THE APPOINTED TAX COLLECTOR'S REPORT (SHARPS):

- **AUGUST 2020**: Twp. share: \$0.00

(4) WEEKLY STAMP SALES (DEED TRANSFER'S):

- **AUGUST 2020**: \$17,370.04

(5) ZONING OFFICER'S REPORT (RICK HEALEY):

- **AUGUST 2020**: 17 Permits Issued, 4 Single Family Residences, 1 Residential Addition, 4 Porch/Decks/Roof, 1 Storage Buildings, 1 Commercial Building, 6 Grading Permits
Building Permit Fee: \$5,633.10, Mileage: 110, Grading Permit Fee: \$320.00,
Lot Development Fund: \$2,734.18

(6) THE DISTRICT JUSTICE'S REPORT:

- **AUGUST 2020**: Ordinance & Statute Violations \$0.00, Code Violations \$0.00

(7) BUFFALO TWP. POLICE REPORT

- **AUGUST 2020**: Total calls 111

OLD BUSINESS

SARVER DOLLAR GENERAL SITE PLAN FOR RECORDING – REAPPROVED

On a motion of Gary Risch, seconded by Albert Roenigk to reapprove the Sarver Dollar General Site Plan for recording. Motion Carried. Un. Approval.

REVISED REHAK/CAMERLO PLAN LOT LINE REVISION – APPROVED

On a motion of Michael Oehling, seconded by Albert Roenigk to approve the revised Rehak/Camerlo Plan Lot Line Revision. Motion Carried. Un. Approval.

NEW BUSINESS

RESOLUTION #2020-11 – INTER-MUNICIPAL TRANSFER OF LIQUOR LICENSE TO GIANT EAGLE SARVER - ADOPTED

On a motion of Gary Risch, seconded by Michael Oehling to adopt Resolution #2020-11. Motion Carried. Un. Approval.

PRD REQUEST BY F & H PROPERTY DEVELOPMENT, LLC – APPROVED

On a motion of Albert Roenigk, seconded by Gary Risch to approve the PRD request by F & H Property Development, LLC. Motion Carried. Un. Approval.

BUFFALO TOWNSHIP TRICK OR TREAT NIGHT ON SATURDAY, OCTOBER 31, 2020, 6-8 PM - APPROVED

On a motion of Michael Oehling, seconded by Gary Risch to approve Buffalo Township Trick or Treat to be held on Saturday, October 31, 2020 from 6-8 pm. Motion Carried. Un. Approval.

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EMPLOYEE PENSION PLANS FOR YEAR BEGINNING JANUARY 1, 2021 - APPROVED

On a motion of Albert Roenigk, seconded by Michael Oehling to approve Police Pension Plan Minimum Municipal Obligation Form at \$86,339.00 for year beginning January 1, 2021. Motion Carried. Un. Approval.

On a motion of Gary Risch, seconded by Michael Oehling to approve non-uniformed Employees' Pension Plan Minimum Municipal Obligation Form at \$88,686.00 for year beginning January 1, 2021. Motion Carried. Un. Approval.

DATE/TIME AND ADVERTISING APPROVED FOR 2021 BUDGET WORKSHOP - APPROVED

On a motion of Michael Oehling, seconded by Gary Risch to set date/time and to advertise for the 2021 Budget Workshop for Sunday, October 11, 2020 at 8:00 am. Motion Carried. Un. Approval.

SHARP COLLECTIONS AS DELINQUENT EARNED INCOME TAX COLLECTOR THROUGH JUNE 30, 2022 - APPROVED

On a motion of Gary Risch, seconded by Albert Roenigk to use Sharp Collections as Delinquent Earned Income Tax Collector through June 30, 2022. Motion Carried. Un. Approval.

RETIREMENT LETTER FROM JOHN GAYDOS AS OF SEPTEMBER 1, 2020 - ACCEPTED

Matt Sweeny stated that with regrets we have received a retirement letter from our Road Master John Gaydos. He has been working at the township since the age of 16. We wish him the best in his retirement and would like to congratulate him on his 45 years of service.

On a motion of Gary Risch, seconded by Michael Oehling to accept the retirement letter from John Gaydos as of September 1, 2020. Motion Carried. Un. Approval.

APPLYING FOR MULTI-MODUL TRANSPORTATION FUNDING GRANT – APPROVED

Ken Howard stated that this is the same grant that we have applied for in the past and used for repairs on the trail. We do not have all the specifics yet but it needs to be submitted by November 6th.

On a motion of Albert Roenigk, seconded by Gary Risch to approve Ken Howard with Bankson Engineers applying for Multi-Modul Transportation Funding Grant. Motion Carried. Un. Approval.

LAND DEVELOPMENT

CABOT RESOURCES/ZURISKO PLAN LOT LINE REVISION - APPROVED

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.

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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 it can be approved as presented.

On a motion of Gary Risch, seconded by Albert Roenigk to approve the Cabot Resources/Zurisko Plan Lot Line Revision as presented. Motion Carried. Un. Approval.

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

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 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**

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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. A letter was received 9/9/2020 from Mark MacTaggart, owner of the property granting permission to install the proposed signs. Sean Zarnick spoke regarding his plans for the building. Atty. Farrington spoke regarding the conditions stated in Bankson Engineers comment letter and the non-conformance with the Township Zoning Ordinance.

On a motion of Gary Risch, seconded by Albert Roenigk to deny approving the S. Zarnick – Trevolta – Signage Submittal because it does not conform with the Buffalo Township Zoning Ordinance. Motion Carried. Un. Approval.

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

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 setback 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 application. Ken stated that they received the information that was requested just today. Upon review they suggest that the plan be approved as presented. Susan Hance with Accel Sign Group was in attendance.

On a motion of Albert Roenigk, seconded by Michael Oehling to approve the Accel Sign Group – Sarver Dollar General Signage Submittal as presented. Motion Carried. Un. Approval.

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REMARKS FROM THE FLOOR

Chris Zeigler, President of the Trail Council stated that they had to cancel the Half Marathon. There were counters placed along the trail in Cabot. There was a 450% increase in usage on the trail. More families are out using the trail. They are looking at getting a permanent counter to be placed on the trail. They will be moving the Caboose up route 356 from Cooper Station to Cabot this coming Friday so expect a delay in that area. Chris also thanked Albert “Ouch” Roenigk and John Zurisko for all of their help.

Dave Benini of 633 Shook Drive asked about the status regarding the Nussbaumer issue. Atty. Farrington spoke regarding this and stated that the Nussbaumer’s were given 2 weeks to come into compliance or make an appeal in front of the Zoning Hearing Board and made Mr. Benini aware that he will be contacted if there should happen to be a hearing.

ADJOURNMENT was on a motion of Gary Risch, seconded by Michael Oehling at 8:05 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY