

**BUFFALO TOWNSHIP PLANNING COMMISSION – REORGANIZATION & RMM VIA VIDEO CONFERENCE -
JANUARY 6, 2021**

The Reorganization and Regular Monthly Meeting of the Buffalo Township Planning Commission was held via Video Conference and was called to order on January 6, 2021, at 7:00 p.m. by Chairman Grant McConnell. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address for the record.

Roll Call

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

A majority of the Planning Commission Board being present, the Acting Chairman, Grant McConnell declared the Meeting open for the 2021 appointments.

2021 APPOINTMENTS

The Acting Chairman Grant McConnell asked if everyone is currently comfortable with the positions that they are in and would like to stay where they are at? Members of the Board replied yes. Atty. Charlton stated if that is the case then you can make a motion for the slate of officers and list the offices that they would be moving for, make the motion and then you could all approve it in the slate. The nomination for Chairman to be Grant McConnell, the nomination for Vice-Chairman to be Chris Foust, the nomination for Secretary to be Sue Gregory, the nomination for First Assistant Secretary to be Amy Trulik and the nomination for Second Assistant Secretary to be Tim Gottus.

On a motion of Amy Trulik, seconded by Tim Gottus to approve the nominations as stated by Atty. Charlton. Motion Carried. Un. Approval. Atty. Charlton stated that the slate is appointed and this is your Planning Commission Board for the year 2021.

APPROVAL OF THE MINUTES of the December 2, 2020 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Sue Gregory, seconded by Tim Gottus. Motion Carried. Un. Approval.

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LAND DEVELOPMENT

OAK CREEK FARMS PRD – FINAL SITE/SUBDIVISION PLAN

Gateway Engineers is submitting a proposal for F & H Property Development, LLC proposed Oak Creek Farms Development located on the south side of South Pike Road (SR 356) on Parcels 040-1F77-8B in Buffalo Township, Butler County in the Single-Family Residential District (R-1) on 28.8 acres of land. The property is part of the remnant parcel from the Twin Oaks Development currently being developed. The subdivision plan is located along Parker Road and is 28.8 acres. The property is adjoining and lies south east of the Twin Oaks Development. This plan had Conditional Use approval in September 2020. This site will have 44 lots. The lots will be an average size of 1/3 acre and include approximately 10.5 acres of undeveloped open space.

The Township office is in receipt of the Site/Subdivision Plan Application, Site/Subdivision Filing Fee, Site/Subdivision Plans, Municipal Authority of Buffalo Township Comments received 11/23/2020; Public water & sewage exist within the vicinity of this project As discussed previously with the Developer, the route for water service, as depicted in the site plan, will not be approved by the Authority. There is one water main on Sarver Road that feeds all of Chester field Estates (76 homes), Twin Oaks (proposed 98 homes) and the proposed project of 44 homes. If there is a main break on Sarver Road, all homes will be without water until repairs are made. The Authority is requesting that the Developer consider extending water service from SR 356 to Parker Road. This will loop the system and provide adequate fire protection for this area. This request is not uncommon – the Authority required Sarver’s Mill to install a looped system in their development of 137 lots. Bankson Engineer Comments received 11/30/2020; **ZONING:** 205: ORIGINAL COMMENT: This site is located within the R-1 Single Family Residential District. The proposed use (Planned Residential Development) is in accordance with the Conditional Uses of the R-1 Single Family Residential District per the Zoning Ordinance. The Applicant has held a Conditional Use Hearing and has obtained Conditional Use Approval for the Planned Residential Development. The Applicant is proposing the following modifications to the R-1 Zoning Standards as part of the Planned Residential Development Approval: Minimum Lot Area is 20,000 square feet. Applicant is proposing 8,386 square feet. Minimum Front Yard Setback is 50 feet. Applicant is proposing 30 feet. Minimum Lot Frontage Required is 100 feet. Applicant is proposing 75 feet. **APPLICANT’S RESPONSE:** *Comment noted.* **CURRENT COMMENT 1-4-2021:** **It appears as if proposed Lot(s) 118 and 119 are to have a frontage of 62.02 feet. Please update the drawing set title sheet to reflect the two lots with lesser frontages.** 519: ORIGINAL COMMENT: We recommend that the Applicant identify where the Natural Areas as well as the Recreation Areas will be located as part of the proposed PRD. **APPLICANT’S RESPONSE:** *All open space will be natural areas. No recreational areas will be shown as the developer plans to pay the fee in lieu. Sheet C100 has been updated to identify Open Space Parcel A and Open Space Parcel B.* **CURRENT COMMENT 1-4-2021:** **The fee-in-lieu-of recreational land dedication does not relieve the Applicant from demonstrating that a minimum of 10 percent (of the overall 35 percent Common Open Space) will be designated as recreational areas within the Planned Residential Development.** 520: ORIGINAL COMMENT: Common Open Space Maintenance or Stormwater Management Facilities: We recommend that the Applicant specify whom will

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be responsible for the maintenance of the common open space, as well as the stormwater management facilities, as part of the proposed PRD. These duties, and the responsibility of same, should be outlined in the Developer's Agreement. *APPLICANT'S RESPONSE: Draft Developers Agreement has been included for your review and approval.* **CURRENT COMMENT 1-4-2021: We have received proposed covenants from the Applicant. The Township Solicitor and the legal counsel for the Applicant will finalize the Developer's Agreement and the Stormwater Operation and Maintenance Agreement.** SUBDIVISION:

206: ORIGINAL COMMENT: This project proposes the installation of public infrastructure. As such, per the Municipalities Planning Code, the Applicant is required to provide financial surety for the completion of the public improvements. Should the Applicant elect not to post financial surety, it is recommended that Final Approval not be granted until all public improvements are constructed in accordance with the Township Ordinances. *APPLICANT'S RESPONSE: The developer plans to post a financial surety for all public improvements. A cost estimate has been provided for all public improvements.* **CURRENT COMMENT 1-4-2021: The following list of changes should be made to the quantities shown in the Opinion of Probable Costs to accurately represent the entire scope of work and the magnitude of the proposed improvements. The 15-inch diameter storm sewer should be approximately 1,243 feet and the 24-inch diameter storm sewer should be roughly 591 feet. The asphalt paving line item should be revised to reflect the true material layers shown in the Township's Asphalt Paving Standard Detail and should have a quantity of approximately 10,100 square yards. We believe the true unit prices for the paving materials should be consistent with those shown on the attached document.** 303.11: It does not appear as if the proposed intersections of Oak Creek Drive, Twin Oaks Drive, and Parker Road conform with the requirements of the Subdivision and Land Development Ordinance for the maximum grade approaching an intersection, minimum horizontal radius of the roadway alignment, or sight triangle. *APPLICANT'S RESPONSE: The intersections of Oak Creek Drive, Twin Oaks Drive and Parker Road have been updated to meet the Ordinance Requirements.* **CURRENT COMMENT 1-4-21: It appears as if the horizontal alignment of Oak Creek Drive may not meet the minimum radius requirements. Sheet C100 indicates the centerline radius of Oak Creek Drive near the intersection with Parker Road is 125 feet. Sheet C101 indicates this same radius will be 200 feet. This should be clarified.** STORMWATER MANAGEMENT: 305: The 25-year post-construction discharge rate exceeds the 10-year pre-construction discharge rate at Point of Interest #2, which is not permissible by the Ordinance. During the preliminary review for this land development application, the Applicant provided calculations that demonstrated that the rate control provisions had been met with respect to the runoff from the Applicant's property. We recommend these calculations be included in the PCSM Report and the final land development approval submission materials. *APPLICANT'S RESPONSE: Through discussion with the Township, Point of Interest #3 was prepared to ensure that flow leaving the property was reduced prior to leaving the project property. Analysis for POI #3 has been added to the narrative as well as analysis calculation have been added as appendix 13 for the revised PCSM Report.* **CURRENT COMMENT 1-4-2021: We recognize that the Applicant is proposing to install a vegetated swale near the property line. Point of Interest #3 has been added to calculations which verifies that runoff leaving the property meets the Ordinance requirements.** 501.B.20.c: We recommend the Applicant demonstrate how access will be provided to the bottom of the stormwater facilities, in accordance with the Stormwater Management Ordinance.

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Additionally, an easement should be reserved for access from the public street right-of-way. *APPLICANT'S RESPONSE: The public street right of way adjoins the current stormwater management and access easement and access routes have been added to C701 and C702. Access has been provided to the bottom of the basins.* **CURRENT COMMENT 1-4-2021: Please show an access gate for basin #1 on the Plans. 502.F.2: Pre-Development Drainage Area 1, as well as Post-Development Drainage Area 1C, utilize a runoff curve number of 51 for wooded areas under Hydrologic Soil Group B conditions. Per Table C-2 in the Stormwater Ordinance, this value should be 55.** GENERAL COMMENTS: 1. The Applicant should provide an illuminance grid that demonstrates the site lighting will comply with the ordinance requirements. It appears as if the lighting details on drawing C605 are in reference to a different project and should be updated. Additionally, it appears as if the model number for the lighting fixtures is incomplete. *APPLICANT'S RESPONSE: Updated lighting plans have been provided.* **CURRENT COMMENT 1-4-2021: It appears as if additional lighting at roadway radii will be required to meet the requirements of Outdoor Lighting Ordinance Section 501.16. Spacing between lighting fixtures exceed the maximum of 500 feet.** 2. At all points where the sidewalks intersect with the public roadway, provisions shall be made by the Applicant to ensure that the sidewalks are compliant with the requirements of the Americans with Disabilities Act (ADA). *APPLICANT'S RESPONSE: Notes have been added to the site plans and details added to sheet C600.* **CURRENT COMMENT 1-4-2021: Please provide details that demonstrate how these sidewalk intersections will integrate with the asphalt wedge curb, not a concrete curb.** 3. It appears as if a system of roof drain collector manifolds is proposed throughout the development. Each manifold is indicated as "Typical" on the Plans. We recommend that the Applicant provide additional information for these manifolds to clarify the pipe diameter, pipe slope, and pipe invert elevation. Additionally, first floor and basement elevations of nearby structures should be provided to confirm the functionality of the roof drain manifolds. Profiles of the manifolds should be provided which include the locations of the wyes for residential storm sewer connection. *APPLICANT'S RESPONSE: Roof drain design has been detailed in site-utility plans.* **CURRENT COMMENT 1-4-2021: Please provide first floor and basement elevations for each lot. Please also provide a profile of the roof drain manifolds that shows the wye locations and elevations, terminating points/structures of the manifold, and all inline drains/maintenance access points which confirm the functionality of the roof drain collector system. Please ensure proper erosion control at the roof drain discharge points is also provided.** 4. Prior to granting Approval, the Applicant shall enter into a Stormwater Management Infrastructure Operation and Maintenance Agreement with the Township. *APPLICANT'S RESPONSE: Comment noted.* **CURRENT COMMENT 1-4-2021: Based upon the review of the water quality calculations provided by the Applicant, it can be expected that Sediment/Dry Extended Detention Basin #1 will provide 542.78 pounds of sediment removal. Similarly, Sediment/Dry Extended Detention Basin #2 will provide 275.45 pounds of sediment removal. We recommend that the projected sediment removal information of each BMP be included in the Stormwater Management Infrastructure O&M Agreement. It will remain the responsibility of the Developer to ensure that any/all Post-Construction Stormwater Management BMPs continue to function effectively in the future.** 5. Please add all required signature and certification blocks for final recording of the Subdivision Plan, Site Plan and the Stormwater Management Plans. Additionally, the stormwater management easements should be shown on the Subdivision Plans. 6. It appears as if

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Wetland 004 is not fully delineated on the Plan Drawings. 7. Any and all permits, including but not limited to those shown below, shall be obtained prior to Final Approval: a. NPDES Permit for Stormwater Discharges Associated With Construction Activities b. Township Grading Permit c. General Permit for Minor Road Crossing. We recommend that the Final Land Development Plan Application for the Oak Creek Farms Planned Residential Development should be tabled at this time. The Applicant should make all necessary revisions to the Land Development Application, then provide evidence of adequate resolution of all comments outlined above.

Ken Howard stated that we have been in contact with Mike Ogin and Gateway Engineers and stated that they have addressed at least half of the comments and will have everything ready for the February 10, 2021 Supervisors meeting. Ken stated that they would recommend approval contingent upon resolution of the remaining items as stated in the Bankson comment letter. Mike Ogin with Gateway Engineers and Gary Herbert with F & H Properties were both present regarding this plan.

On a motion of Tim Gottus, seconded by Sue Gregory to favorably recommend the Oak Creek Farms PRD Final Land Development Plan to be moved to the Board of Supervisors contingent upon the resolution of all comments outlined in the above Bankson Engineer comment letter. Motion Carried. Un. Approval.

Grant McConnell, Chairman of the Planning Commission asked about payment of the Fee in Lieu of. Ken Howard stated this can be discussed with the Board of Supervisors as it has been with other Subdivision Plans and they can make the decision.

**SPC REALTY – ARBY’S RESTAURANT - PRELIMINARY SITE/LOT LINE CONSOLIDATION PLAN –
704 SOUTH PIKE ROAD**

Liadis Engineering & Surveying, Inc. is submitting a proposal for SPC Realty’s redevelopment of the existing Citgo Gas Station property located at 704 South Pike Road (Route 356). The redevelopment of this site shall change the use of this site to an Arby’s Restaurant. This property is currently zoned as B-1 Business District. The use of this site for a restaurant is a permitted use under this zone, falling under the designation of “Eating/Drinking Places”. The site also falls under the A-2 Access Management Overlay Zoning District. This property is not very deep having only 155 feet from the road right of way line to the rear property line. Given a 100-foot front setback and a 20 feet rear setback, this results in having only 35 feet of depth within the building envelope. In a commercial area this depth is very restrictive. The Aqua Jet Car Wash building located adjacent and to the north of this property, is set back from the road right of way approximately 65 feet and the proposed Arby’s building is setback approximately 70 feet. The proposed setback for the Arby’s building exceeds the existing Access Management Overlay Zoning District, qualifies for the permitted allowance for a reduced setback for this site. We are aware of the proposed widening project of SR 356 and have had multiple conversations and exchanges of information with PennDOT on this matter. We are also aware there is

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widening of the right of way for SR 356 proposed. Again, based on conversations due to topographic differences PennDOT is currently anticipating all the anticipated right of way acquisition will be located on the east side of the road, opposite from this property. This site plan currently before the Board was also provided to Eric Buchan, the PennDOT Manager for the SR 356 project.

The Township office is in receipt of the Site Plan Application, the Site Plan filing fee, Site plans, Butler County Planning Commission Comments received 11/19/2020; BCPC did not have any comments on this plan, Municipal Authority Comments received 11/23/2020; Public water and sewage service currently exist to this property. The Developer is advised to review the Authority's specifications and Rules for Service at www.buffaloauthority.org or call the Authority office with questions, Bankson Engineer comments received 11/19/2020; **ZONING:** This site is located within the B-1, Business District, as well as the A-2, Access Management Overlay. The proposed use (Eating/Drinking Place) is in accordance with the Permitted Uses of the B-1 Business District, per the Zoning Ordinance. Because the site location is within the A-2 Access Management Overlay, the Application must comply with the standards set forth within both zoning districts. 405.3: ORIGINAL COMMENT: Off-Street Parking – It appears as if the proposed parking lot may exceed 20,000 square feet and will therefore be subject to the additional standards for landscaping and stormwater management. Additionally, it appears as if parking spaces are proposed to be 9 feet in width and 18 feet in length. The Ordinance requires a parking space width of 10 feet for the proposed use. **SUBDIVISION: 202.2.f:** ORIGINAL COMMENT: It is not immediately clear how utility service will be provided to the building. We recommend the Applicant revise the plan drawings to clearly demonstrate all utility services (water, sanitary sewer, electric, gas, etc.) to the proposed building. *APPLICANT'S RESPONSE: The water and gas mains are adjacent to the site within the road in the shoulder area and the telephone and electric are overhead. Services for the new building shall be installed as required by the servicing utility. The existing service connection locations are shown on the plans. The exact locations of the future water and gas service lines will be determined in the field by the utility at the time of construction. The sanitary sewer for the new building will be tied into the existing lateral for the current building located near the left front corner of the site, which runs under Route 356 to the existing sewer line the opposite side of the road.* **CURRENT COMMENT 12-22-2020: Response noted. We recommend that utility design, including all proposed utility connections to the new building, should be detailed prior to Final Approval.** 202.4.c: ORIGINAL COMMENT: We recommend that the Applicant provide evidence of adequate Act 537 Sewage Facilities Planning for the proposed building and parcel use as an Eating/Drinking Place. *APPLICANT'S RESPONSE: We are working on this with the Municipal Authority. Based on their determination, the change of use will require additional EDU's and we are working with them to file the exemption postcard with DEP.* **CURRENT COMMENT 12-22-2020: Response noted. We recommend that evidence of Sewage Facilities Planning Approval from PA DEP as well as the Municipal Authority be provided prior to Final Approval.** 205/207/208: The Applicant is required to submit a Subdivision Plan Application which fully complies with all aspects of Sections 205, 207, 208, and 209 of the Subdivision and Land Development Ordinance. This project will require two independent procedural actions by the Township Planning Commission and Board of Supervisors; one for the Lot Consolidation (Subdivision Plan) and one for the Site Plan (Land Development). Each individual plan for

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recording (Subdivision Plan and Site Plan) shall possess all required signature blocks and statements and shall depict all proposed easements and site improvements. 303.2:ORIGINAL COMMENT: We recommend that a traffic impact summary be provided by the Applicant. The Applicant should provide a brief analysis of the proposed traffic impacts including, but not limited to, average daily traffic increase, modal split of vehicles entering the site, anticipated increase in trip count, rush hour impacts, etc. The Board of Supervisors will determine the applicability of a complete traffic impact study upon receipt of this summary. *APPLICANT'S RESPONSE: A traffic study addressing this comment is being filed with this revision.* **CURRENT COMMENT 12-22-2020: The Board of Supervisors will determine the applicability of a Traffic Impact Study.** 307: ORIGINAL COMMENT: Connection to the public water and sewer systems are subject to review and approval by the Buffalo Township Municipal Authority. Evidence of approval should be forwarded to the Township. *APPLICANT'S RESPONSE: We are working on this with the Municipal Authority.* **CURRENT COMMENT 12-22-2020: Response noted. We recommend that evidence of Municipal Authority Approval be provided prior to Final Approval.** OUTDOOR LIGHTING: 501.10: **Fixtures shall not be mounted in excess of twenty (20) feet above finished grade of the surface being illuminated. It appears as if the outdoor lighting is proposed to be mounted at 25 feet, which is not permissible, per the Ordinance.** STORMWATER MANAGEMENT: 301.3/304: ORIGINAL COMMENT: Volume control calculations have not been provided. The Applicant must demonstrate that all runoff volume control requirements have been met. *APPLICANT'S RESPONSE: See accompanying revised SWM Narrative calculations section.* **CURRENT COMMENT 12-22-2020: Status unchanged. Calculations which demonstrate that the Volume Control requirements of the Ordinance have not been provided.** 301.5: ORIGINAL COMMENT: Water quality control calculations have not been provided. The Applicant must demonstrate that all water quality requirements have been met, including the Municipal Separate Storm Sewer (MS4) Pollution Reduction Plan Requirements. *APPLICANT'S RESPONSE: See accompanying revised SWM Narrative calculations section.* **CURRENT COMMENT 12-22-2020: Status unchanged. Calculations which demonstrate that the Water Quality Management requirements of the Ordinance have not been provided. It appears as if a water quality device is proposed near the point of connection to the existing South Pike Square storm sewer system; however, no pollutant removal calculations or product-specific details have been provided.** 301.g: ORIGINAL COMMENT: It appears as if the stormwater concept proposes the construction of storm sewer facilities on the adjoining parcel. Additionally, the design involves discharge of stormwater runoff into the storm sewer system owned and operated by the South Pike Square development. An easement will be required for the proposed storm sewer infrastructure. We recommend that the Applicant provide evidence of expressed written consent from the adjoining property owner for which runoff will be permanently discharged. *APPLICANT'S RESPONSE: The system has been redesigned to remove controls from the South Pike property. Easements for the storm sewer shall be furnished as soon as signed by South Pike.* **CURRENT COMMENT 12-22-2020: Response noted. We recommend that a signed agreement between the Applicant and the adjoining property owner, which acknowledges the nature of any/all improvements proposed on the South Pike Square property, including but not limited to grading, storm sewer installation, erosion and sedimentation controls, and connection to the existing storm sewer system, be provided prior to any Final Approval. The signed agreement should also clearly outline all ownership and maintenance responsibilities of all**

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permanent stormwater management infrastructure proposed as part of this project. 306.A.2: ORIGINAL COMMENT: We recommend that this project site be considered a stormwater hotspot due to the past and present use of underground fuel storage tanks on the premises. *APPLICANT'S RESPONSE: There is no specified definition or requirements associated with this designation. Please define what the requirements of this designation require. Do they include information beyond the data required by DEP, associated with the permit for tank removal that we are in the process of applying for?* **CURRENT COMMENT 12-22-2020: Response noted. In our opinion, this comment would be adequately resolved upon receipt of confirmation that all existing underground fuel storage facilities were to be decommissioned in accordance with all PA DEP guidelines, including but not limited to, the *Planning for Permanent Closure Checklist -Underground Storage Tank Systems* document as well as the *Closure Requirements For Underground Storage Tank Systems Technical Document*.** 501.B.19: ORIGINAL COMMENT: We recommend that the Applicant demonstrate that the underground runoff storage facility emergency spillway complies with the requirements of the Ordinance. *APPLICANT'S RESPONSE: Calculations for the spillway are included in the calculations section of the narrative.* **CURRENT COMMENT 12-22-2020: The spillway calculations show that the 100-year water surface elevation will be 498.56 when the spillway functions with a blocked orifice structure. The calculations also state that the top of the stone encasement storage area will be 497.50. The Detail Drawings do not include the inlet grate elevation or ground surface elevation, rendering the situation unclear as to whether the spillway design is adequate to prevent surcharge of the storage system or inlet box. Additional detail should be provided to explain the hydraulic conditions of the system as the water surface elevation exceeds the top of the stone storage area at elevation 497.50.** 501.B.22.d.1: ORIGINAL COMMENT: We recommend that the Applicant provide calculations which demonstrate that the existing and proposed storm sewers maintain adequate conveyance capacity to receive the proposed runoff flows. *APPLICANT'S RESPONSE: No calculations are provided since the flows from this site currently drain to the inlet we are connecting the proposed system to. If calculations of available capacity are still required, the township will need to furnish a copy of the stormwater plan associated with the South Pike plan approvals in order to determine the captured watershed areas and the projected flows utilized for development of the SWM plan and sewer capacities for the original South Pike project.* **CURRENT COMMENT 12-22-2020: Please provide evidence that the flow contribution from the proposed project site can be conveyed by the existing storm sewer system.** 1. We recommend that the Applicant submit for review the pre-development and post-construction drainage areas, runoff curve number calculations, and time of concentration calculations. It should be noted that the Applicant is proposing to use six (6) minutes as the time of concentration for both the pre- and post-development scenarios. The minimum time of concentration for any post-development watershed shall be five (5) minutes, per the Ordinance. We recommend the Applicant justify, with calculations, the use of a 6-minute time of concentration. It should also be noted that an Applicant is not permitted to use the five-minute minimum for the pre-development time of concentration. *APPLICANT'S RESPONSE: Please note: A five (5) minute time of concentration is the minimum stipulated for use for the calculations when using the rational equations, however a five (5) minute time of concentration cannot be applied when using TR55. The TR55 system is based on times of concentration in hours, not minutes. In accordance with TR55, Appendix F, on page F-1 of the book,*

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showing the equations on which TR55 is based, it specifically states the minimum permissible time of concentration for use in the calculations is 0.10 hours or 6 minutes. **CURRENT COMMENT 12-22-2020:** Response noted. Should the Applicant desire to use the minimum time of concentration for this analysis, it should be 5 minutes, consistent with the requirements of the Ordinance. Additionally, pre- and post-construction drainage area displays which demonstrate the drainage basin, time of concentration flow path and point of interest have not been provided. 2. The Orifice Plate Detail shows a 15-inch diameter discharge pipe at a slope of 11.30%, whereas the stormwater calculations show the 15-inch pipe being installed with a 18.00% slope. The drawings and/or calculations should be revised for consistency. Additionally, it is unclear how the drain pipe leaving the outlet control structure will be connected to the outlet control structure itself. 3. The Stormwater Details drawing indicates that the pipe storage chamber will be 30 inches in diameter. The General Development Plan indicates that the pipe will be 42 inches in diameter. The drawings and/or calculations should be revised for consistency. 4. The storm sewer segments between Inlets 1, 2, 3, 4, 5, 6 do not have a pipe diameter, grade, or material indicated. Also, additional detail should be provided for the storm sewer segment proposed for installation between the “Stormceptor” device and the point of connection to the existing storm sewer. 5. The Orifice Plate Detail does not show a width or a depth dimension for the proposed stone backfill around the stormwater pipe storage chamber. Dimensions shall be added, as necessary, to clearly convey and demonstrate how the stormwater infrastructure is to be installed. Additionally, it appears as if an inlet is proposed for installation immediately adjacent to the outlet control structure. This could be problematic in terms of stormwater runoff short-circuiting the storage system. We recommend that the configuration of the outlet control structure and adjacent inlet be clarified. 6. It appears as if the Stormwater Management Plan assumes infiltration will occur on the project site. We recommend that the Applicant justify this assumption by conducting infiltration testing in accordance with the PA DEP Stormwater Manual. 7. On Page 3 of the Stormwater Report, the Applicant indicates that 0.86 acres of impervious surface exist on the project site. On page 4 of the Stormwater Report, the calculation summary indicates that 0.536 acres of impervious surface exist on the project site. The impervious surface coverage should be represented consistently. 8. The stage 3 orifice is shown in the stormwater calculations as a perforated riser. However, the Stormwater Details Drawing shows a 5-inch by 30-inch rectangular orifice. The nature of the stage 3 outlet should be clarified, as it appears to be incorrectly represented in the stormwater calculations and hydrographs. GENERAL COMMENTS: 1. ORIGINAL COMMENT: We recommend that the Applicant submit a Demolition Plan for review which explains the nature and timing of the removal of the existing facilities. *APPLICANT’S RESPONSE: A state permit is required for the tank removals, which is being completed and shall be filed with DEP shortly. We will copy the Township on this application once ready for submission to DEP.* **CURRENT COMMENT 12-22-2020:** Response noted. Additionally, please clarify what is to become of the existing site improvements and a schedule for their removal. 2. ORIGINAL COMMENT: It appears as if the Applicant is proposing to grade outside the property boundary at the northeast corner of the project site, which is in violation of the Ordinance(s). Such grading activities will require the expressed written consent of the property owner on which the grading will occur. Additionally, it appears as if the proposed grading is to occur at a 2:1 slope, which exceeds the maximum 3:1 as permitted per the Township Grading Ordinance. The proposed

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grading shall be revised to meet the requirements of the Ordinance, or the Applicant shall provide a report prepared by a geotechnical engineer, licensed in the Commonwealth of Pennsylvania, which certifies to the stability of the proposed 2:1 slope(s). 3. **The Plan Drawings do not indicate the Limit of Disturbance for the project. It appears as if the LOD may exceed 1.0 acres. If so, an NPDES Construction Stormwater Discharge Permit would be required.** 4. **Each Plan Drawing in the set possesses the same drawing number, which is misleading. Additionally, two drawings possess the title “General Development Plan” yet include different information.** 5. Any and all permits including, but not limited to, those shown below shall be obtained prior to Final Approval: a. Butler County Conservation District Approval of Soil Erosion and Sedimentation Control Plan. b. Act 537 Sanitary Sewage Facilities Planning Module c. Township Grading Permit d. PennDOT Highway Occupancy Permit e. **NPDES Construction Stormwater Permit** f. **Underground Storage Tank Removal Approval** We recommend that action on the Proposed Arby’s Restaurant Preliminary Site Plan & Lot Line Consolidation Plan be tabled at this time. The Applicant should make all necessary revisions to the Applications, then provide evidence of adequate resolution of all comments outlined above.

Ken Howard stated that there are several outstanding items and we would recommend tabling this Plan until all comments outlined in our letter have been resolved. Dave Kalina with Liadis Engineering and Surveying was present. Dave Kalina stated that they will have everything in order for the next Planning Commission meeting in February. Atty. Charlton stated that they may need to submit a waiver letter if the comments are not met before February 8, 2021. Everyone was in agreement if it is needed.

On a motion of Tim Gottus, seconded by Amy Trulik to table the Proposed Arby’s Restaurant Preliminary Site Plan & Lot Line Consolidation Plan at this time until contingent upon all comments outlined in Bankson’s Comment letter outlined above. Motion Carried. Un. Approval.

MASON PLAN NO. 1 – 760 SARVER ROAD – SUBDIVISION

Breski Surveying is submitting a proposal for David & Lori Mason’s property located at 760 Sarver Road. They are proposing a 10.00-acre subdivision of their existing log home along Sarver Road, Buffalo Township, Butler County, PA. Approximately 2 acres of this proposed lot lies in Winfield Township with the remaining 7.35 acres (Lot #2) in Buffalo Township. The total acreage that the Mason’s own is 17.35 acres. This will be a 2-lot subdivision. Lot #1 is 10.00 acres with an existing Log Cabin Single Family Residential Home and Lot #2 is 7.35 acres on a vacant lot.

The Township office is in receipt of the Subdivision Application, Filing fee, Butler County Planning Commission comments were not received as of 1/6/21; Municipal Authority Comments received 12/31/2020; Public water and sewage service don not exist to this property, Bankson Engineer Comments received 12/29/20; SUBDIVISION: 213: Public Sites and Open Spaces: As this Subdivision proposes to create new residential lots, the Developer is required to provide a dedication of land for recreational use or pay the fee in lieu of such dedication. 307: The water supply and sewage disposal systems for the subdivision shall meet the design standards and requirements of the Pennsylvania Department of Environmental Protection and the applicable public provider (in the case of public water and sewer). The Applicant has added a note to the Plan Drawing which indicates that the sole use for Lot

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#2 is agricultural in nature. Additionally, the Applicant is in the process of obtaining a Non-building Waiver in accordance with the Pennsylvania Sewage Facilities Act. As such, no building may commence on Lot #2 until all applicable sewage facilities planning approvals have been received. GENERAL COMMENTS: 1. The original (remnant) parcel is bisected by the municipal boundary between Buffalo Township and Winfield Township. As such, any Subdivision should carry the Approval of both Municipalities. We recommend that Approval of the subject Subdivision Plan Application may be granted at this time, contingent upon receipt of all fees/items outlined above.

Ken Howard stated that we have been in communication with Harry Breski and the Realtor regarding this plan. Mr. Breski has revised his drawings and satisfied our outstanding comments with regard to the drawing itself. There are a couple of outstanding items that we would want to have as contingencies before recommending approval. One would be have the fee in lieu of paid, DEP Non-Building Waiver executed and filed and that they obtain the approval from Winfield Township. Those are the three contingencies and we could recommend approval with those 3 contingencies. Harry Breski stated that Winfield Township's meeting was tonight at 7:30 so he was unable to be there. Hopefully they will recommend and approve and send on to their Supervisors as well.

On a motion of Sue Gregory, seconded by Tim Gottus to favorably recommend approval of the Mason Plan No. 1 contingent upon receipt of all fees and items outlined in Bankson Engineers comment letter listed above. Motion Carried. Un. Approval.

A.M. FLEMING PLAN/SARVER FREE METHODIST CHURCH – SARVER ROAD - LOT LINE REVISION

Graff Surveying is submitting a proposal for A.M Fleming of 517 Sarver Road. They are proposing a Lot Line Revision to transfer a .21-acre strip of property from the Sarver Free Methodist Church to the Flemings.

The Township office is in receipt of the Lot Line Revision Application, Filing fee, Plans, Butler County Planning Commission comment letter received 12/17/20; BCPC did not have any comment on this plan; Municipal Authority Comment letter received 12/31/20; Public water and sewage service currently exist to both properties. The lot line revision request will not impact service; Bankson Engineers comments received 1/4/21; We recommend that Approval of the subject Subdivision Plan may be granted at this time.

Ken Howard stated that the drawing as presented can be approved.

On a motion of Tim Gottus, seconded by Amy Trulik to favorably recommend the A.M. Fleming Plan Lot Line Revision as presented. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Jessica Krynicki, 483 Bear Creek Road was in attendance regarding a venue proposal that her and her partner, Cathy Burnheimer of 108 Overlook Court are interested in. They are interested in purchasing the old Peter B's Bar & Grill located along Ekastown Road and turning it into a venue for

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weddings, special events and corporate events. Jessica stated that they will not be purchasing a liquor license but will offer a BYOB and will have appropriate liability insurance. Jessica stated that they would like to host one or two events per week with a closing time of midnight. The maximum occupancy would be 250 standing or 100 seated. She stated that they are only going to make minor cosmetic changes to the building. Our goal is to maintain the integrity of the 150-year-old barn that has become an unofficial land mark in the Sarver area. The kitchen will not be used for cooking but only as a prep area for the Caterers. We will continue to maintain the landscaping, parking lot and exterior lights to ensure a safe environment for patrons. Atty. Charlton asked if there would be any outside concerts? Jessica replied no, there will be no entertainment outside. Albert Roenigk, Township Supervisor stated that he feels it would be a good idea. Atty. Charlton stated that she should take this in front of the Supervisors and get their opinion and that he would contact Atty. Farrington about this request. Atty. Charlton also suggested that once this is approved that they should contact Rick Healy, Township Zoning Officer for any permits that may be needed for signage or changes to the building.

ADJOURNMENT

There being no further business, it was on motion of Sue Gregory, seconded by Tim Gottus, to adjourn this Meeting at 7:33 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY