

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – NOV. 6, 2019

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, November 6, 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 – Absent - emailed
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 October 2, 2019 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.

LAND DEVELOPMENT

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

Dollar General Preliminary/Final Site Plan was tabled at the October 2, 2019 Meeting. PTV 1078, Civil & Environmental Consultants, Inc. time extension letter of request received November 6, 2019 for the Sarver Dollar General Preliminary/Final Land Development application until December 4, 2019.

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).

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The Township office is in receipt of the Preliminary/Final 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 and sewage is not available for this location. Applicant requested further information on distance of public water and sewer and cost to extend the system. The price to extend the water line would be \$125,175.00 and the price to extend the sewage line would be \$33,193.00 which does not include the PennDOT Highway Occupancy Permit, tapping fees, road boring and encasement. Calculations are based on guidance from the Authority's Engineer, Gibson-Thomas Engineering, Bankson Engineer comment letter received 11/1/19. On September 30, 2019 Bankson Engineers provided review comments in the form of a letter to the Planning Commission. The Applicant has since submitted revised materials based on the comments outlined in our previous letter(s). We have reviewed the revised information for conformance with the Buffalo Township Ordinance(s). All previous comments from the September 30, 2019 letter are now considered resolved and have been removed from this letter. Our comments relative to the review of the revised materials are as follows: **ZONING**: This 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 the proposed parcel to be developed. The Applicant shall provide documentation of all necessary approvals obtained from Winfield Township including, but not limited to, appropriated Zoning classification to support the proposed use, Subdivision Approval, Stormwater Management Approval, etc. **ZONING**: 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. **The Applicant has stated that signs will be submitted for Township review under separate cover.** 603.4.A.1: Applicant should demonstrate where the continuous service drive or cross-access corridor right-of-way shall be reserved. 1. We recommend that the Applicant should provide documentation of its legal interest to develop the land. **SUBDIVISION**: 307/407/408: The Applicant shall provide full designs for the proposed on-lot water and sewer systems in accordance with all local, state and federal requirements. **Full designs and proof of all applicable permits for the on-lot water and sewer systems should be required prior to approval of the site plan.** **STORMWATER MANAGEMENT**: 301.S.5: Adequate pollutant control measures as required by the latest DEP MS4 Pollution Reduction Plan Requirements must be demonstrated. The Post construction Stormwater Management Plan Narrative states that water quality management of Total Suspended Solids and Total Phosphorous is not applicable, which is not the case. 501.B.16: The Location of the fence gate and the stormwater basin maintenance access should be clearly demonstrated on the Post-Construction Stormwater Management Plan Drawing. 501.B.18: The Applicant should provide calculations to demonstrate the

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stormwater basin outlet structure will be sized adequately to prevent floatation. 501.B.22.E: Drainage swales appear to be graded at 2:1 in some locations; swale side slopes steeper than 3:1 are a violation of the Ordinance. 1. Neither the Post-Construction Stormwater Management Plan Narrative nor the Land Development Drawings possesses 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. **The Post-Construction Stormwater Management Plan Narrative will require the seal and signature of a Professional Engineer licensed in the Commonwealth of Pennsylvania.** 2. Infiltration is being assumed as part of the Stormwater Management Plan for the Land Development. For the 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. At the time of writing of this letter, Banskon Engineers, Inc. has not received infiltration test results in support of the infiltration rate shown in the Post-Construction Stormwater Management Narrative.** 3. The Applicant should provide justification to support Post-Construction Drainage Area 1B having a lower runoff curve number than the Pre-Construction drainage area. 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. At the time the of the writing of this letter, Bankson Engineers, Inc. has not received outdoor lighting information for the Land Development Plan. LISTING OF REQUESTED MODIFICATION/WAIVERS: 1. The Applicant is requesting to construct the stormwater basing 15 feet east of the proposed building. the Ordinance states that the horizontal separation distance between a stormwater facility and a structure should be 25 feet. 2. The Applicant is requesting to build a fence that is 6 feet high around the stormwater basin. The minimum fence height, per the Ordinance, is 8 feet. 3. The applicant is requesting to forgo installation of a cutoff and key trench at the bas of the stormwater basin berm area. The Applicant has provided justification to support the request in the form of a statement form its geotechnical engineer of record. GENERAL: 1. 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. An individual NPDES permit will be required for this site. b. Sanitary Sewage Facilities Planning Module and/or required permits for operation of an on-lot sanitary system. c. All required permits for the operation of a private well on the project site. d. General Permit for Outfall Structures. E. Township Grading Permit. F. Township Building Permit. G. Township Occupancy Permit. h. PennDOT Highway Occupancy Permit. 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 its Consultants(s), which is assumed to be correct and valid. This review dose not relieve the Applicant for compliance with the requirements of all applicable Township Ordinance or government permits. Our office reserves the right to make any additions comments upon review of project materials or plan revision at any time. We recommend that action on the Sarver Dollar General Store Land Development to be tabled at this time. The Applicant should make all necessary revisions to the Land Development Application, then provide

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evidence of all comments outlined above. Additionally, the Applicant shall obtain all required Winfield Township Approvals and government permits.

Grant McConnell asked Atty. Charlton if they needed to remove this from table. Atty. Charlton replied no, it is not necessary. Grant read the time extension letter received November 6, 2019. On behalf of our client, PTC 1078, Civil & Environmental Consultants, Inc. (CEC) is hereby submitting this time extension request letter such that the land development application can be tabled at the November 6th Planning Commission meeting. We are requesting a Preliminary/Final Land Development application time extension to December 4, 2019.

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

Weaver Homes/Heritage Crossing Final Site/Subdivision Plan was tabled at the October 2, 2019 Meeting. Remove from table.

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.

The Township office is in receipt of the Final Site/Subdivision Plan, Filing Fees, Applications, Post-Construction Stormwater Management Report, Highway Occupancy Plan, DEP Approval Letter, Butler County Conservation District Comments, Butler County Planning Commission Comments received 7/19/19. BCPC did not have any comments on this plan. Municipal Authority Comments: Public water and sewage is available to the Heritage Crossing Plan. The Developer submitted two copies of water and sewer construction plans to our office which are currently under review. The developer will need to enter into an agreement with the Authority. Bankson Engineer revised comment letter received 11/1/19. On September 30, 2019 our office provided review comments in the form of a letter to the Planning Commission. The Applicant has since submitted revised materials based on the comments outlined in our previous letter(s). We have reviewed the revised information for conformance with the Buffalo Township Ordinance(s). All previous comments (from our September 30, 2019 letter) which are now considered resolved have been removed from this letter. Our comments relative to the review of the revised materials, and all previous comments still outstanding, are as follows: 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. 306: Utility easements should be corrected to accurately match the proposed location of the proposed storm and sanitary facilities. Utilities should be centered within the easement to the maximum extent practicable. 402: 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. *APPLICANT RESPONSE: Iron pins to be set*

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*have been replaced by true monuments on the Subdivision Plan. **The Subdivision Plan Drawing still shows iron pins to be placed, not true monuments.*** 410: A sign permit will be required for all proposed Development Signs. All stop signs will require a 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 requirements of the Ordinance have not been met. *APPLICANT RESPONSE: The on-site soils has been tested for infiltration, and in accordance with the CTG-1 process for water quality, the volume requirement has been bypassed and the requirements set by Worksheets 12 and 13 of the PA BMP Worksheets have been met. Please refer to Appendix 15 of the revised PCSM Report for the Infiltration Testing and Soil Classification Report. Also refer to Appendix 12 for the updated water quality calculations contained in worksheets 12 and 13 of the PA BMP Worksheets.* The Stormwater Management Narrative should be revised to include all required information per Section 304.C.3 as it pertains to drainage area characteristics (depth to bedrock, aquifer recharge, etc.) and water quality improvements.

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-foot wide berm around the perimeter of the facility should be unimpeded. In locations where the fence will 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. The Applicant should demonstrate how the fence will cross rip rap aprons, swales, spillways, etc. The emergency spillway grading should be shown on the plan drawings.**

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. **Underdrains should be provided on both sides of the road in all roadway areas to be owned by the Township in the future. This includes Heritage Drive and the Sandy Ridge Drive entrance to the development.**

1. 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 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. *APPLICANT RESPONSE: Existing inlets have been analyzed to show that the peak flow rates to the town inlets have been reduced in post-development conditions. **The Applicant should install collection and conveyance measures to ensure that runoff from the proposed grading on the north side of the development is properly managed. The Applicant has demonstrated in the Post-Construction Stormwater management Narrative that all runoff from Post-Construction Drainage Area 2A (including steep slopes) reaches point of interest 2, whereas, in reality, runoff from said slopes will flow toward the South Pike Square Development. It is the responsibility of the Applicant to ensure that stormwater from Drainage Area 2A is properly managed and shall not create adverse runoff conditions for the adjacent property owners.***

2. Point of Interest #2 should be shown on the Post-Construction Management Plan Drawing for clarity.

LISTING OF REQUESTED MODIFICATIONS: The Applicant has requested the following modifications be accepted by the Township:

1. Subdivision Ordinance Section 302.2: Applicant is requesting to disturb 57% of the existing natural vegetation on

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hillsides exceeding 25% slope. The Ordinance states a maximum of 20% be disturbed. 2. Subdivision Ordinance Section 301.5.2: 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. 3. 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. 4. 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: 1. The Final Land Development Plan Drawings should possess the seal of a Professional Engineer registered in the Commonwealth of Pennsylvania. 2. 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., as part of the Approved 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. 3. The Applicant shall provide evidence in the form of a geotechnical report or study to demonstrate the stability of the proposed 2:1 slopes on the project site. 4. Final Approval of the Plan shall be contingent upon receipt of any and all permits including, but not limited to, those shown below: a. NPDES permit for stormwater discharges associated with construction activities. An individual NPDES permit will be required for this site. b. Sanitary Sewage Facilities Planning Module. c. General Permit for Outfall Structures. d. Township Grading Permit. e. Township Building Permit(s). f. Township Occupancy Permit(s). g. PennDOT Highway Occupancy Permit. 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 its Consultants(s), which is assumed to be correct and valid. This review does not relieve the Applicant for compliance with the requirements of all applicable Township Ordinance or government permits. Our office reserves the right to make any additions comments upon review of project materials or plan revision at any time. We recommend that action on the Heritage Crossing Land 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. Additionally, the Applicant shall successfully obtain all required Township and government permits.

Mike Ogin with Gateway Engineers was in attendance and stated that most of the items have been and will be taken care of with regards to Bankson's review letter and asked for a recommendation for Final approval. Ken Howard stated that they have answered our major concern with regards to the stormwater management infrastructure and discussed some of the other items that will need to be addressed. Ken stated that we can recommend that this be approved as presented with the contingencies that they address any and all of these other concerns and get the permits needed. Grant asked about the fence around the stormwater retention area, I am guessing that is still 8 feet? Ken stated that it was recommended by the Board of Supervisors that a 6-foot fence would be acceptable for these plans and that is what John Allen's purposing and doing. Weaver Homes has asked for a 4-foot split rail fence but if it is not a 6-foot fence it will not be approved. Mike asked if this would still be a modification? Ken replied the modification can be worded such

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that the 6-foot fence would be the acceptable method that would be agreed to and the other couple modifications are things we could recommend approval of.

On a motion of Tim Gottus, seconded by Sue Gregory to make a favorable recommendation of the Heritage Crossing Land Development contingent upon resolving all of the comments in Bankson Engineers review letter dated November 1, 2019 as well as the 6-foot fence. Motion Carried. Un. Approval.

BUFFALO CREEK NATURE CENTER – 154 MONROE ROAD – FINAL SITE PLAN & LOT LINE REVISION

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. Bankson Engineers supplied the Lot Line Revision Plans.

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 revised comment letter received 10/29/19 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 revised comment letter received 11/1/19: On September 30, 2019 our office provided review comments in the form of a letter to the Planning Commission. The Applicant has since submitted revised materials based on the comments outlined in our previous letter(s). We have reviewed the revised information for conformance with the Buffalo Township Ordinance(s). All previous comments (from our September 30, 2019 letter) which are now considered resolved have been removed from this letter. Our comments relative to the review of the revised materials, and all previous comments still outstanding, are as follows: 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 shall notify the Butler County Conservation District and obtain an NPDES Construction Stormwater Discharge Permit for

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earth disturbances exceeding one acre, if necessary. Additionally, it appears as if 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 its 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 as if 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: The revised Subdivision Plan to include the lot line consolidation of the project site has been submitted to the Township for review and Approval. 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.** STORMWATER MANAGEMENT: 302.22: Notes and Statements: **All required notes and statements shall be added to the PCSM Plan Drawing.** We recommend that Final Approval of the Buffalo Creek Nature Center Land Development and the lot consolidation plan may be granted at this time, contingent upon review and favorable consideration of the Planning Commission and Supervisor and adequate resolution of all comments outlined above. Additionally, the Applicant shall obtain all required Township permits.

Jim Bonner was in attendance and stated that we are asking for Final approval. Ken Howard stated that we have received a response letter from Pashek+MTR this afternoon which has satisfied our concerns. Our action tonight would not only be for Site Plan approval but for the Lot Line Revision Plan as well. These are the 2 items that need to be approved to make this a final land development. Jim stated that we are fine with removing the lot line and not taking possession of it.

On a motion of Chris Foust, seconded by Sue Gregory to favorably recommend the Final Approval of the Buffalo Creek Nature Center Land Development and lot consolidation contingent upon resolving all comments in the Bankson Engineers comment letter dated 11/1/19 and obtaining all required Township permits. Motion Carried. Un. Approval.

DISCUSSION REGARDING ERECTING A STRUCTURE FOR THE PURPOSE OF RUNNING A NO IMPACT HOME-BASED BUSINESS AT 334 SARVER ROAD

Manuela Branem was in attendance regarding her request. Atty. Charlton stated that when I looked at this, it looks like it would fall into a Conditional Use, under 302: Family Business. Other suggestions were made such as running the business out of her home. There are more steps if you go through the Conditional Use Process such as a fee of \$800.00 and having a Public Hearing scheduled by the Board of Supervisors. Ken Howard stated that there is no guarantee that they will approve it. Atty. Charlton agreed. If it were a homebased business, then it would be considered a permitted use because you would be working from your home. You are not fitting into that definition because you would be working outside of your home. Manuela was given the Conditional Use Application and procedure information.

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DISCUSSION REGARDING A NO IMPACT HOME-BASED BUSINESS AT 804 S. PIKE ROAD

Resident living at 804 S. Pike Road was not in attendance so Planning Commission and Solicitor did not discuss the request.

PRE-APPLICATION DISCUSSION REGARDING PROPOSED OAK CREEK FARMS PRD SITE WHICH WILL BE LOCATED OFF OF PARKER ROAD

Mike Ogin with Gateway Engineers was in attendance to discuss this proposed land development. Mike stated that he is here with F & H Development looking at approximately 26 acres located off of Parker Road. It is located at the back end of the Twin Oaks Development. We are looking at proposing a PRD with approximately 36 residential lots. There are public utilities to the property. There will be a couple of stormwater management areas. There will be areas for future extension of development if it would occur. There are creeks running through the property. It is a separate developer, separate piece of property, separate permitting, separate approvals and it would be a different home builder than Twin Oaks Development. We are here as a pre-application to get some feedback from the township. We are Zoned R-1 and PRD is a permitted use in that zoning district as a Conditional Use. Atty. Charlton asked if that is a separate parcel than this one? Mike replied that this is a separate parcel and explained. F & H Development is looking to purchase this land off of John Allen. He is the current owner of that parcel of land. Ken stated that we have had preliminary discussions with Gary and Buck with F & H Development over the past few months. Preliminary discussion with regard to connection of the street with the Twin Oaks Development. Some how that could be a requirement at the end of their development phase and for safety of the plan we would prefer to see that street continue through the plan and connect with the Twin Oaks Development. They would like to build the homes, sale the homes and then have the street connected after the fact. The reason is because they did not want to mix the two developments during the phase of building of Oak Creek Project because there are 2 different home builders. I think that if this is one of the conditions that could be worked out in all of this the master plan of the Twin Oaks project did have the street running the whole way down and coming out at Parker Road. The master plan has been modified a couple of times and I think it will be modified again with someone else developing this portion of it. The lots in this plan are wider and the homes will be spaced further apart. Ken stated our concerns would be regarding that street connection. Atty. Charlton asked if that was where it came out on the master plan? Ken replied that they sold the farmhouse at the bend on Parker Road so that piece has been severed and the most current master plan shows it coming out in that area. Your company did a traffic impact study for the Twin Oak Plan at the Hepler Road area. They originally looked at a traffic study at 356 and Parker Road but only had the study done at the Hepler Road. Ken stated that I think as part of this we would want that study done to see what the impacts on Parker Road would be. Mike replied, I think that anything connected to the 356 corridor is going to need a traffic study. They will need turn lanes. We would like some input on that. I think something like that could shoot the project down. Ken stated that we would like your traffic study to be revisited and your company did the original study and we could talk more about that. Atty. Charlton stated that was one of the main discussions when that plan came through in the beginning.

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Ken replied yes, there were many units Ken stated that I think its warranted that we take a look at it and discuss it. Matt Sweeny asked Ken if there was anything scheduled to be in that area to begin with in phases 2, 3 and 4? Ken answered not in the first PRD. This is beyond the limits. The first 3 phases were above the pond. Gary Herbert, one of the land developers stated that when John was looking at the property, we approached him about purchasing this lower section off of him. When we looked at some of the other pieces that were on his preliminary plan and a lot of the other streets were not going to be able to be built because of the high-quality water shed and some other things. Also, we mentioned to him that the Townhouses he was proposing in the commercial zoning, Maronda came straight out and said it would probably take between 15-20 years to try to sell them. You can usually sell 2 or 3 a year. The market here doesn't appeal to townhouses. Those were to be built in that middle section but that may not even show up. They really don't know what is going to happen with those left-over pieces of property in there. It will take Maronda approximately 5 years to sell out this plan and Ryan on the other end with the next phase they are putting in will probably take about the same amount of time about 5 years. So, to do a traffic study, I don't know what we would be doing it on because we don't know what is going to be built in that center section and if there would have to be a turning lane in off of Parker Road it would shoot our whole piece down so we would end up having to walk a way from it. From that standpoint it becomes uneconomical. Maybe when they come in with the middle section, maybe something can be proposed then. That middle section may never be developed. Constraints on the back half of the property that he has with the 35 or 40 lots or whatever we come up with here with the connector road going through and that's it. They may take the middle piece and give it back to commercial and that center section and then exit themselves back onto 356 and they would have to do whatever highway improvements they would have to do with that section. We can't guesstimate because we know in his original preliminary plan that he had for the whole scope of the project, you're not going to get that many units out of it. So, realistically we don't know what's going to happen in the center section. It's hard to do a traffic study that way. Ken replied, yes, I understand that and I think that you guys looked at that as part of your original study and could take another look at it and just talk about it some more and see where we really are and what may happen from your projections. They have some track record of how many homes they are selling, and you have a projection of what you think you would sell and how long it would take. Then you can reevaluate that and we can talk about it. We all understand the economics of it. If there was a thousand units and a big commercial site, then that warrants the traffic lanes to be widened but a smaller development doesn't warrant that. We aren't trying to be unreasonable but would like to take a look at that. Ken stated that one other concern that we have on behalf of the Township would be the stormwater management facilities that you have designed be top notch in all areas and entities with respect to Township and DEP. You understand that we have had some serious issues on top of that hill. We certainly want to address everything that would be part of the design up front. I am not doubting that you would do that, but we just want to make sure that is on the paper before it comes back. Mike stated that is why we want to be a separate entity then we can control what we do and not worry about what someone else is doing. We will do the right thing. I know the preliminary plans had some rough grading. We

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actually, graded this whole thing out, put some channels in and made sure everything would work. Rough sized these stormwater basins and tried doing our homework on the due diligence end so we can come in say hey, I think we have a real project here. Gary Herbst stated that we are trying to split that up there, the road on the far left side of the page there with those lots and even in the back of those lots, we would run a line up so the roof drain would tie into them all so there would be no on lot sumps needed on any of these plans and put another small basin which should be able to catch the street plus the homes on the other side and connect the other side to the larger pond. Ken replied, I like that concept if you can get away from the rock sumps. I think it is a favorable way out and I think you have a lot of work to do to get it done but I think it is a reasonable approach.

REMARKS FROM THE FLOOR:

No remarks from the floor.

ADJOURNMENT was on a motion of Chris Foust, seconded by Sue Gregory at 8:05 pm. Motion carried.
Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY