

**BUFFALO TOWNSHIP PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
JANUARY 4, 2017**

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on Wednesday, January 4, 2017, at 7:30 p.m. in the Buffalo Township Municipal Building by the Vice-Chairman, Ray Smetana. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address for the record.

The following members were present at this evening's meeting: Ray Smetana, Dave Koedel, Grant McConnell, Donna Davis, Chris Foust, John Zurisko, Atty. Joe Charlton, Ken Howard, and Roger Kelly.

**REORGANIZATION FOR 2017**

On motion of Donna Davis, seconded by Grant McConnell, to nominate Ray Smetana as Chairman of the Buffalo Township Planning Commission for 2017. Motion Carried. Un. Approval.

On motion of Chris Foust, seconded by Dave Koedel, to nominate Grant McConnell as Vice-Chairman of the Buffalo Township Planning Commission for 2017. Motion Carried. Un. Approval.

On motion of Donna Davis, seconded by Chris Foust, to nominate Dave Koedel as Secretary of the Buffalo Township Planning Commission for 2017. Motion Carried. Un. Approval.

On motion of Grant McConnell, seconded by Dave Koedel, to nominate Chris Foust as Assistant Secretary of the Buffalo Township Planning Commission. Motion Carried. Un. Approval.

**APPROVAL OF THE MINUTES**

On motion of Grant McConnell, seconded by John Zurisko, to approve the minutes of the December 7, 2016, Regular Monthly Meeting of the Buffalo Township Planning Commission as recorded. Motion Carried. Un. Approval.

**SARVER'S MILL PRD PHASE 3B – SUBDIVISION/LAND DEVELOPMENT**

On motion of Donna Davis, seconded by Grant McConnell, to remove the Sarver's Mill PRD Phase 3B Subdivision/Land Development from the table of December 7, 2016. Motion Carried. Un. Approval.

Bryan Metzler, PE, T3 Global Strategies, Inc. is presenting the Sarver's Mill PRD Phase 3B Subdivision/Land Development. Phase 3B is a total of 10 lots. Revised information was received on December 1, 2016, and on December 20, 2016. Bob Bednar also attended the meeting.

The township office has received Copy of Plan, Filing Fee, E & S Plan and Report, County Planning Commission comments (BCPC did not have any comments on this plan as per letter dated 8/19/16), and Twp. Engineer's comments (see fax dated Sept. 7, 2016, fax dated Dec. 7, 2016, and letter dated Jan. 4, 2017).

Ken Howard stated we prepared a letter today concerning the revised drawings that we received. There were four items. Item one is proposed inlet (CB-1) on cul-de-sac must be tear dropped like other proposed inlets. That is a minor detail. Item two is please include details and sizing of proposed sumps and design of collection system. Please provide profiles and connection details. Please note that the sump at existing Lot 202R at the intersection of Hidden Cliff Road and Rock Creek Court needs to be accounted for when designing the sump collection system. That is another minor detail. Item three is the paving detail on Drawing Number 677-01-17 is outdated. The paving detail on Drawing Number 2-701-1-1 shall be utilized and is included herein. Item four is Developer shall execute and record Operation and Maintenance Agreement Stormwater Management EST Management Practices. A copy of said agreement is included herein. It would be our recommendation that you

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could recommend approval of this contingent on them providing the requested details prior to the Supervisors' Feb. 8 Meeting. Brian Metzler stated we should be able to do that. Bob Bednar stated we have added a third builder. We will now have Ryan Homes, S & A Homes, and Sunset Homes.

On motion of Donna Davis, seconded by Grant McConnell, to make a favorable recommendation of the Sarver's Mill PRD Phase 3B Subdivision/Land Development contingent on the Developer meeting the four conditions in the Bankson Engineers Letter dated January 4, 2017. Motion Carried. Un. Approval.

**TWIN OAKS – PRD NO. 1, PHASE 1 – LAND DEVELOPMENT AND SUBDIVISION**

Lennon, Smith, Souleret Engineering, Inc. is submitting the Twin Oaks PRD 1, Phase 1 Land Development and Subdivision on behalf of the John Allen Jr. Family Trust. The Plot Plan is included as supplemental information and shows the entire project area of PRD Nos. 1, 2 and 3. While Phases 2 and 3 of PRD No. 1 are not a formal part of this submittal, they are providing the information so the township can see how all three PRD's are integrated.

The township office has received Copy of Plan, Stormwater Management Report, Erosion & Sedimentation Control Narrative, Plan and Details, Planning Module (The Resolution was adopted by the Supervisors at their 12/14/16 Regular Monthly Meeting and was given to Mr. Allen to submit to DEP), and Twp. Engineer's comments (letter dated Jan. 4, 2017).

Ken Howard stated we have a letter that is dated today. The letter is quite comprehensive. There are quite a few things in the letter. I am not quite sure how you would like to handle this. There are some major deficiencies in regard to the stormwater design. There are major technical items. You could satisfy the items and come back next month. Steven Victor, Victor Wetzel Associates, stated I would like to go over some of the items with you. I would like clarification on some points in the letter. This is a PRD that has 98 single family lots. We are proposing to do Phase I which includes 37 single family lots. We are converting the 90 degree acute angle and widening Hepler Road. He explained the plan and stated we are showing all of the grading on this plan. Ray Smetana asked you will seed the whole area? Steven Victor answered yes. Steven Victor stated on the top of page two concerning the 200 foot curve requirement. We would like to preserve the two oak trees as that is the name of the plan. We would like to request a modification for that. Atty. Charlton stated do a written request. Ken Howard stated we could support that modification. Ray Smetana stated I don't see a problem with that either. Will you have a temporary hammerhead at the end of that roadway? Steven Victor answered we have a full hammerhead. At the bottom of page 2 states "please include dimensional locations of all proposed structures on plans." He stated there are no structures. Ken Howard stated for Sarver's Mill we had a preliminary layout that showed a typical lot. Steven Victor stated on page 3, number 1 it says a full size drawing. A full size drawing is a one to one scale. Ken Howard stated you will need to submit a full size scale that we can read. Steven Victor stated page 4, item number 8, I am learning tonight that you require an 8 foot high fence around stormwater management ponds. Donna Davis stated it will have water in it sometimes; that is a safety feature. You are asking for a new development, this is one of our requirements to get it. Ken Howard stated in our Stormwater Management Ordinance says it has to be 8 feet high. Steven Victor stated our rain garden will peak at 3 feet deep. Ken Howard stated we haven't seen the design of the rain garden yet. Donna Davis asked about the rock sumps. Steven Victor stated they are something we added after and they will be moved again. I want to put them on the low side of the lots. Ken Howard commented about the fence. The fence and street signs will be required before the first house is sold. Steven

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Victor stated on page 5, it states that outdoor lighting must be in compliance with the Township's Ordinance. Ken Howard answered street lights are required. You will have to read our Ordinance. Steven Victor and John Allen commented on the lights they will be proposing. Steven Victor stated we are asking you to table this; we will work out the issues with Ken Howard.

On motion of Grant McConnell, seconded by John Zurisko to table the Twin Oaks, PRD 1, Phase 1 Land Development and Subdivision. Motion Carried. Un. Approval.

**ADJOURNMENT**

There being no further business, it was on motion of Dave Koedel, seconded by Chris Foust to adjourn this meeting. Motion Carried. Un. Approval. Adjournment at 8:10 p.m.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**