

BUFFALO TWP. PLANNING COMMISSION

REGULAR MONTHLY MEETING

APRIL 5, 2017

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on Wednesday, April 5, 2017, at 7:30 p.m. in the Buffalo Township Municipal Building by the Chairman Ray Smetana. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

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

APPROVAL OF THE MINUTES

On motion of Grant McConnell, seconded by John Zurisko, to approve the March 1, 2017, Regular Monthly Meeting of the Planning Commission as recorded. Motion Carried. Un. Approval.

MIKE STEPHENS – BEAR CREEK ROAD – DISCUSSION ONLY

Mike Stephens stated I own 50 acres. My Father owns property on Kimberly Drive. We would like to put a modular home on our property so that we can take better care of him. Ken Howard stated this would fall under Companion Dwelling Unit, Section 402 of the Zoning Ordinance. This would be reviewed by the Supervisors as a minor land development and need to be renewed annually. Atty. Charlton stated the application goes right to the Supervisors; your letter/application would have to meet all of the requirements. This would be for a temporary structure.

BOLTZ/SPINNER – LOT LINE REVISION – EKASTOWN RD & MEADOW STREET

A.E. & K.A. Spinner and C.D. & J.A. Boltz are proposing a Lot Line Revision on their properties located on Ekastown Road and Meadow Street. The Spinner's revised lot will be a total of 0.399 acre; the Boltz's revised lot will be a total of 0.351 acre. Both parcels have existing dwellings.

The township office has received filing fee, copy of plan, Butler County Planning Commission comments (BCPC did not have any comments on this plan as per letter received 3/27/17), Municipal Authority comments (Sewer service exists in this area; however public water service does not exist as per letter received 4/3/17), and Twp. Engineer comments (see fax received 4/5/17).

Ken Howard stated there are a few comments; they could be done by next week. These include: the subject property is located in the "A-2" Access Management Overlay Zoning District. Said Zoning District shall be denoted on the Plan. It appears that the two existing lots are non-conforming lots, not meeting the minimum 20,000 square feet minimum area requirement. The subject lot line revision does not remedy either non-conforming area. Ties shall be shown from all buildings to property lines. It appears that both lots may be non-conforming, violating the minimum building setbacks. The right-of-

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way for Ekastown Road shall be shown on the Plan, and width denoted. Building setback lines shall be shown on the Plan. Revised Lot Number 2 may require a sanitary sewer easement be dedicated for the lateral. These are minor. We could recommend approval of this Plan contingent on them adding the additional information for next week.

On motion of Chris Foust, seconded by Grant McConnell, to make a favorable recommendation of the Boltz/Spinner Lot Line Revision to the Board of Supervisors contingent on meeting the Township Engineer's Fax received on 4/5/17. Motion Carried. Un. Approval.

A.M. GEHENIO – LOT LINE REVISION – PARKER ROAD & SOUTH PIKE ROAD

A.M. Gehenio is proposing a lot line revision of three existing tax parcels fronting on Parker and South Pike Roads. Parcel 6C will be a revised acreage of 20.185 acres and will remain a non-building parcel for agricultural use. Parcel 6DA will be a revised acreage of 27.185 acres and will also be a non-building parcel for agricultural use. Parcel 6D will be a new total of 17.498 acres and has an existing dwelling.

The township office has received the filing fee, copy of plan, Butler County Planning Commission comments (BCPC did not have any comments on this Plan as per letter received on 3/27/17), Municipal Authority comments (Public water and sewer service exist along South Pike Road. Public water does not exist; however, sewer exists along portions of Parker Road as per letter received 4/3/17), and Township Engineer's comments (We have completed a cursory review of the subject Lot Line Revision and it appears to contain all of the required information).

Ken Howard explained the drawing. They have non-building waivers for agricultural. Donna Davis asked have they been two separate waivers for a while? Ken Howard stated they are not new waivers. Stan Graff explained they are cleaning it up.

On motion of Grant McConnell, seconded by Chris Foust, to make a favorable recommendation of the A.M. Gehenio Lot Line Revision to the Board of Supervisors. Motion Carried. Un. Approval.

KIRKLAND – SUBDIVISION – COLE ROAD

Linda Kirkland is proposing a subdivision on Cole Road. The property is 10.207 acres and will be divided into two additional lots. They are requesting a modification for contours (see letter dated 3/15/17). The Planning Module was received from the Municipal Code Association and mailed to DEP on 3/28/17.

The township office has received subdivision plan, filing fee, Butler County Planning Commission comments (BCPC did not have any comments on this plan as per letter received 3/22/17), Municipal

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Authority comments (No public water or sewer exists in this area as per letter received 4/3/17), and Twp. Engineer's comments (see fax received on 4/5/17).

Ken Howard stated upon a cursory review of the subject subdivision, we offer the following comments: A north arrow shall be shown on the Vicinity Map. Two new residential lots are being created. The applicant shall comply with the open space requirements or pay the fee in lieu of. The applicant shall comply with PA DEP and Township regulations for construction of residential on-lot sanitary sewage facilities and water supply systems. They are creating two parcels that will each have 25' frontage on Cole Road. The residual parcel #1 has the bulk of the frontage. Atty. Charlton asked about the contour modification? Ken Howard answered I am not quite sure why they asked for that. Contours don't appear on simple subdivisions. Ray Smetana stated they are not necessary. Atty. Charlton stated if you make that modification request there are certain requirements; but if you don't need it you are okay. Ken Howard stated we could recommend approval as presented contingent on DEP approval of the Planning Module.

On motion of Chris Foust, seconded by John Zurisko, to make a favorable recommendation to the Board of Supervisors contingent on DEP approval of the Planning Module. Motion Carried. Un. Approval.

ST. PAUL'S EVANGELICAL LUTHERAN CHURCH – SITE PLAN – SARVER ROAD

St. Paul's Evangelical Lutheran Church is presenting a proposed Site Plan for the building of a new Sanctuary. The new structure is planned to be integrated into and attached to the Social Hall. The subject property contains 5.99+- acres of land. The Church addition will be 8,487+- sq. feet. The maximum building height will be 28'. The Buffalo Township Zoning Board granted a request for a Variance from the minimum fifty (50) foot front yard depth requirement to a front yard depth requirement of ten (10) feet on May 12, 2016; thereby granting a variance of forty (40) feet.

The township office has received site plan, filing fee, Municipal Authority comments (The Plans show connection of the existing utility locations with a new sewer lateral and water line. The contractor will need to coordinate installation of the new sewer lateral and water line with our office for an inspection as per letter received 4/3/17), Butler County Planning Commission comments (Plan information note #7 should read Buffalo Township SALDO not Butler County SALDO. BCPC did not receive information pertaining to stormwater. This Plan requires a Stormwater Management Site Plan as per PA Act 167 Local Ordinance. BCPC did not have any other comments on this Plan as per letter received 3/17/17), and Twp. Engineer's comments (see letter received on 4/4/17).

Ken Howard stated we were unable to complete a comprehensive review due to major deficiencies for stormwater management. Our comments are relative to the portion of the review that

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could be completed so far. The scale on the submitted drawings is not accurate. Please submit full-size drawings with an accurate scale. New Impervious Area appears to be in excess of 5,000 square feet. The applicant must provide Rate Controls, Volume Controls, and a Stormwater Management (SWM) Plan. The SWM Plan shall consist of all applicable calculations, maps, and plans, supporting calculations for Rate Controls and Volume Controls shall be consistent with the SWM Plan and adhere to the Stormwater Management Ordinance, No. 126. Please provide sufficient detail to ensure that one (1) parking space is provided per three (3) seats or four (4) persons permitted in maximum occupancy in the proposed Church. We are missing quite a bit of information. The Architect for the Plan asked questions. He was told that his Engineer could call the Township Engineer for any information.

On motion of Grant McConnell, seconded by Dave Koedel, to table the St. Paul's Evangelical Lutheran Church Site Plan until more information is received. Motion Carried. Un. Approval.

The Architect asked how soon before the meeting does the information need to be received? Ken Howard answered ten business days prior to the next Planning Commission Meeting which is the first Wednesday of the month.

ADJOURNMENT

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

APPROVED:

CHAIRMAN

SECRETARY