

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JUNE 3, 2020

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, March 4, 2020 in the Buffalo Township Municipal Building and convened at 7:30 pm via video conference. 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 – Absent

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 May 6, 2020 Regular Monthly Meeting of the Buffalo Township Planning Commission will be approved at a future meeting.

LAND DEVELOPMENT

OBERG INDUSTRIES – 273 N. PIKE ROAD – PRELIMINARY SITE PLAN/LOT LINE REVISION

Tabled at the May 6, 2020 RMM. Remove from table. Oberg Industries, Inc. is planning for the construction of the Oberg – Building Addition project, located at 273 N. Pike Road (SR-356) in Buffalo Township, Butler County. The proposed development will require a Major Modification to the existing NPDES Permit #PAI-0610-14-003 and will consist of construction of a 62,500 sq. ft. addition to an existing light manufacturing building, associated parking and loading areas, additional erosion and sediment control and post construction stormwater management facilities, utilities, and earthmoving activities.

On a motion of Tim Gottus, seconded by Sue Gregory to remove Oberg Industries, Preliminary Site Plan/Lot Line Revision from table.

The Township office is in receipt of the Subdivision/Lot Line Revision Application, Filing Fee/Fees, Plan Drawings, Post-Construction Stormwater Management Report, Signed Consolidation Plan, Municipal Authority Comment letter received 4/28/2020; Public water and sewage service are available and currently exist to this property. Use of the current connections for the expansion are approved; however, the Authority requests a pre-construction meeting to better understand the scope of the project prior to installation of water and sewage. There is a “Slug Discharge Prevention and Control Plan” that exists for this location. Since the last date of this plan is 2009, the plan should be reviewed, updated and submitted to the Authority. Tapping fees will apply and be based on the

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Authority's Act 57 calculations. Information concerning material, installation requirements and tapping fees can be found on the Authority's website or can be obtained by call the Authority office. Bankson Engineer's comment letter rec'd 4/30/2020 and revised letter received 6/2/2020; **ZONING:** This site is located within the M-2/B-2, Manufacturing District and Business District, as well as the A-2, Access management Overlay. The proposed use (Light Manufacturing) is in accordance with the Permitted uses of M-2 Manufacturing District and is a Conditional Use of the B-2 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. The Applicant may be required to obtain Conditional Use Approval prior to commencing activities on site. 603.4.A.1: Original Comment 4/30/2020: A continuous service drive or cross-access corridor shall be reserved. *Response: A 50' access right of way has been provided along the service drive which provides access to each parking lot. This is shown on the Subdivision for recording. The Applicant should demonstrate that a cross-access connections to adjoining property owner to the north has been provided.* **STORMWATER MANAGEMENT:** 1. We recommend that the Applicant show the Stormwater BMP discharge drain slope on the detail drawings. 2. The Managed Release Concept Hydrographs differ from the design storm hydrographs for Dry Extended Detention Basin #2 and the Bio-Retention Area #3. Additionally, the incremental storage for Dry Extended Detention Basin 32 shown in the hydrographs should be consistent for elevations 1177.00 through 1181.00. 3. We recommend that a 6-foot chain link fence and gate be provided around all existing and proposed stormwater basins. 4. The embankment width around Bio-Retention Area #3 is only 8 feet. The Ordinance mandates that embankment widths be a minimum of 10 feet. We recommend that the applicant revise the plans to demonstrate compliance with the Ordinance or request a modification for this deviation. **OUTDOOR LIGHTING:** 501.8: The illuminations projected from any use onto a residential use shall at no time exceed 0.1 footcandle, measured line of site from any point on the receiving residential property. Illumination projected from any property onto a non-residential use shall at no time exceed 1.0 footcandle measured line-of-site from any pint on the receiving property. 501.10: Except as permitted for certain recreational lighting and permitted elsewhere in this paragraph, fixtures shall not be mounted in excess of twenty (20) feet above finished grade of the surface to be illuminated. 601.1: A 10' x 10' illuminance grid (point-by-point) plot of maintained horizontal footcandles overlaid on the site plan, plotted out to 0.0 footcandles, which demonstrated compliance with the light trespass, illuminance, and uniformity requirements as set force in the Ordinance or as otherwise required by the Township shall be provided. **GENERAL COMMENTS:** 1. Any and all permits, including but not limited to those shown below, shall be obtained prior to final Approval: a. major Modification of existing NPDES permit for stormwater discharges associated with construction activities. b. Sanitary Sewage Facilities Planning Module. c. Township Grading Permit. d. PennDOT Highway Occupancy Permit. We recommend that Approval of the Oberg Building Expansion Land Development be granted at this time, contingent upon satisfactory resolution of all comments outlined above and receipt of all required government permits. The Applicant should make all necessary revisions to the Land Development Application, then provide evidence of adequate resolutions of all comments in Bankson Engineer's comment letter dated 6/2/2020.

Mike Ogin with Gateway Engineers, representing Oberg and Dan Felack with Oberg Industries were in attendance. Ken Howard with Bankson Engineer stated that we have received revisions from Gateway Engineers and have had a chance to review them. We have just a few items to discuss as noted on the revised comment letter. One is the cross-access connection. Mike Ogin and Dan Felack both stated that they would definitely look into this once we look at the topography and the distances to do it. Ken suggested that if you were to designate those two connection points now as the cross-

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access easement, they would be there if they are ever needed in the future. Atty. Charlton spoke regarding the cross-access easements along route 356. A lot of them are not built but they are there in case they are needed. Ken stated that there is a Stormwater discharge drain slope, a chain link fence and a 10-foot embankment. Mike Ogin replied that those items can be taken care of. Ken discussed the issues with the Outdoor lighting and Mike stated that those are minor items that can be taken care of. Ken stated that the next outstanding item would be regarding the permitting. Dan Felack stated that the correct address for the property is 273 N. Pike Road and Mike Ogin stated that the address he had was incorrect and that they will correct this on the plans. Mike asked if the Lot Line Revision could be discussed and that they will get all the revisions that Ken has discussed taken care of.

On a motion of Tim Gottus seconded by Sue Gregory, to make a favorable recommendation of the Oberg Industries Preliminary Site Plan contingent satisfactory resolution of all comments in Bankson Engineer's comment letter dated 6/2/2020. Motion Carried. Un. Approval.

On a motion of Sue Gregory seconded by Chris Foust, to make a favorable recommendation of the Oberg Industries Lot Line Revision. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Kelly Hanson, 105 Pasture Crossing Drive is interested in trying to launch a small business out of her home. It will be out of her guestroom which is right over her garage. She stated that she will be dying yarn and fabric with natural colors and selling them online and then mailing them to buyers. Atty. Charlton asked if there will be any fumes that would travel to anyone else. Kelly stated that it is a well-ventilated room. Tim stated that this is a R-2 General Residential District and it looks like it falls under the guidelines of a Home Occupation Conditional Use. Atty. Charlton stated that she will have to go through the Conditional Use process and pay the fee. Get the Application and Procedure from Rhonda and bring the Application back to the township to be added to the next Planning Commission Agenda, then if will go to the Supervisors and if approved they would set the date for a Public Hearing.

ADJOURNMENT was on a motion of Sue Gregory, seconded by Chris Foust at 8:10 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY