

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JUNE 6, 2018

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, June 6, 2018 in the Buffalo Township Municipal Building and convened at 7:30 pm. The Meeting was called to order by the Chairman, Ray Smetana. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

Roll Call

Ray Smetana - Present
Chris Foust - Present
Sue Gregory - Present
Tim Gottus – Absent - emailed
Grant McConnell - Present
Donna Davis – Absent - emailed
Amy Trulik - Present
Joe Charlton – Absent – out of town
Ken Howard - Present
Roger Kelly – 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 May 2, 2018, Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Grant McConnell, seconded by Sue Gregory. Motion Carried. Un. Approval.

LAND DEVELOPMENT

B. VENENDAAL PLAN – LOT LINE REVISION – WESTON LANE

B. Venendaal is proposing a lot line revision to revise tax parcel numbers 040-1F92-A12AA shown as amended in revised Lot 1, and 040-1F92-A12AAA, shown as revised Lot 2. Both parcels have existing dwellings and are exchanging .120 acres. Parcel A12AA is conveying property to the east of parcel A12AAA, shown as Tract “A” and receiving property to the south of A12AAA, shown as Tract “B”.

The Township office has received the Lot Line Fee, Lot Line Revision Application, 7 copies of the plan and 7 copies of the revised plan submitted 6/5/18, Municipal Authority comment letter received 5/24/18; (MABT would like to offer the following comments regarding this plan: Public water does not exist within the vicinity of this plan. Both properties are already served with public sewage). Bankson Engineer comment letter received 6/6/18; (Upon cursory review of the subject Subdivision Plan we offer the following comments: Sarver Run traverses through both lots in the subject plan. Please provide a drainage easement, in accordance with Section 701 of the Stormwater Management Ordinance. It appears that the driveway access to Revised Lot 2 is through Revised Lot 1. Please provide easement. Please show Monuments and markers on plan, in accordance with Article 402 of Subdivision and Land Development Ordinance).

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Ken stated that there are a couple minor comments as noted above. I believe that these 3 minor items could be accomplished by Stan Graff before next week’s township meeting. We would recommend approval as presented with the condition that they make these 3 modifications.

Steve Graff, with Graff Surveying, representing the home owner stated Mr. Venendaal has a minor wall property line issue in the front that they are trying to clean up. So that he has his wall entirely on his property and we made it so that the acreages are even. They are just swapping acreages and just cleaning up a little wall issue in the front of their property. Steve stated that those are definitely issues that we can address prior to next weeks meeting. Ray Smetana asked if anyone had any questions.

Motion to make a favorable recommendation of the B. Venendaal Plan, Lot Line Revisions contingent upon complying with Bankson Engineers comment letter dated 6/6/18 by Chris Foust, seconded by Grant McConnell. Motion carried. Un. Approval.

REMARKS FROM THE FLOOR

Christina Myers, of 2219 Garden Way, Freeport stated that she wanted to thank everyone for all of their patience with her over the past year and all of the hard work that you put into these new ordinances. She stated as a couple of you know that were at the meeting last time, most of that work was shot down. I was wondering how if you have any idea as far as how this is going forward and what is the next step. What input the community can then put into this as far as trying again. Ray Smetana stated that at the last meeting there were revisions purposed to the ordinances in line with what Gary Risch was discussing. Whether they will be accepted or not I have no idea. They are now in the Supervisors hands and we have to wait for the Supervisors Meeting to find out what’s happening. Christina Myers stated that the Planning Commission does not get the chance to reword things and submit it again? They will update it and have the hearing. Ray stated no, sorry. Christina Myers stated then I will be at the meeting next week.

ADJOURMENT was on a motion of Chris Foust, seconded by Grant McConnell at 7:38 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY