

BUFFALO TWP. PLANNING COMMISSION

REGULAR MONTHLY MEETING

JUNE 7, 2017

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on Wednesday, June 7, 2017, at 7:40 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, Ken Howard, David Ivanek, and Roger Kelly. Absent was Attorney Joe Charlton.

APPROVAL OF THE MINUTES

On motion of Grant McConnell, seconded by John Zurisko, to approve the minutes of the May 3, 2017, Regular Monthly Meeting of the Planning Commission as recorded. Motion Carried. Un.
Approval.

JOHN ALLEN – RT. 356 CORRIDOR– DISCUSSION

John Allen stated I have been here for a year or two as a Developer. I would like to be here as a resident of Southeast Butler County. This might be a one shot opportunity to make Buffalo Township better. It is clear that the Rt. 356 corridor is the center of the community. There are four reasons why our development is happening: Rt. 28 interchange, the School District, improvements made to Rt. 28, and water and sewers. When we brought the Walters Farm, I saw a manhole in the center of the farm. That spells development regardless of who owns it. You have a wonderful community outside of the 356 Corridor and commented about the community. My wife and I have some of our farmland in Farmland Preservation. Rt. 356 is a major highway. I don't think any Planner envisioned what would happen in Cranberry. I am concerned about congestion on Rt. 356. I think we still have an opportunity to make Rt. 356 a better highway so that it doesn't turn into a Rt. 228 as it is in Criders Corners. Senator Don White got us \$800 - \$900,000 to study the 356 Corridor. As you know, everyone of us that impacts Rt. 356 has to do a Traffic Impact Study. I had to do one; I will have to do another one when we exceed a certain amount of traffic. However that Traffic Study comes out, it is going to require me as a Developer to kick in a bunch of money for turning lanes and perhaps even a light. I should do all I can to improve Rt. 356 all the way to Parker Road. He asked about the Scoping Meeting concerning the property near the Getgo? Ken Howard answered they are proposing a new signal. John Allen stated you have already provided a lane to the rear of the property. Ken Howard stated correct. John Allen stated the possibility of accessing those businesses from the rear how viable is that? Ken Howard answered the Access Overlay Ordinance requires Developers to do that. John Allen stated if you could take all of us who have a stake on Rt. 356 and get as much of a commitment from us as you can—we as a community got \$800,000 to study Rt. 356 Corridor from 28 to 228—I don't know that it needs another

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study. It is pretty clear; it needs three lanes. All of the studies in the world are going to come up with that. After development has occurred, it is pretty difficult to do that. All of those improvement studies that we have all done pretty well define the 356 Corridor. Ken Howard stated that is true; our Ordinance for developments over a certain amount of cars requires a Traffic Study. John Allen stated a Developer is required to hire a Traffic Engineer; that Traffic Engineer is being paid by the Developer to minimize the amount of money that the Developer spends. Maybe we should be looking at what is the best for the long term of the community. He commented on the traffic at the daycare at the height of the rush hour. The most important thing in this community is to have a good, safe 356. I think that we should have a plan clear up to 228. That should be strictly enforced. You are asking all of us to put in \$1500 in lieu of for parks and recreation. If we do 300 houses, that is almost a half million dollars. How much money should realistically be put into parks and recreation when the basic problem in this community is the traffic on 356? Perhaps there is a way that some of that money can be shared. Donna Davis stated we tried; we couldn't do it. We have to make them put that to a specific thing. Rick Grossman stated the fee in lieu is in the the Subdivision and Land Development Ordinance. The only way that you can use that money is for recreation. This is another chapter in the Municipalities Planning Code called Transportation Capital Improvements. That allows the municipalities to establish Transportation Improvement Dstricts and then charge a fee based on anticipated vehicle trips. Albert Roenigk stated it was a lot of money just for a study. I went to every meeting that the Southwest Commission had at the Butler Courthouse. Buffalo Township never had a dot on the map. Every improvement made on Rt. 356 was made by Developers. He explained getting money for lights on Rt. 356. We did have a Transportation Committee that made recommendations for Rt. 356. John Allen stated if it has already been studied enough, can we use that \$800,000 to put in turning lanes. Can we reduce the recreation fee and create a way to use half for this corridor? Rick Grossman stated it is possible; but it is cumbersome. If you chose to do the transportation fee, a study would be helpful. He explained how it would need to be done. Where you have to be careful you have to make sure you have a level of growth to make that worthwhile. There are limits on how fast you have to spend that money. One township in Butler County tried it and rescinded it. I don't know the full story. You are obligated to put that money into a Capital Improvement Program. When we looked at it years ago, you didn't have enough growth to make it pay. You may now. John Allen stated I think we have a unique opportunity to suggest that this is the time to attack the 356 corridor for safety, etc. We are going to lose that opportunity. If I am a private owner of a street behind a business, how can you tell me to put a road across? Ken Howard answered the cross connections are in the Ordinance. That is how our Ordinance is set up and explained. I think we need to keep putting pressure on the State Representatives about Rt. 356. Donna Davis stated you mentioned earlier who wants to live in Cranberry. I heard that you want to turn us into Cranberry? John Allen answered no. I think you are going to get houses and growth here whether you or I want it or not. When you put sewer and water up that corridor, you as a corridor effectively said we want to develop that corridor. Donna Davis asked if

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we don't fix 356 who wants to move here? John Allen stated it is just going to be like Cranberry. Who wanted to move there? Donna Davis stated you are just encouraging more traffic. We will never make 356 big enough just like 28 it is never going to be big enough. John Allen asked what are you going to do to stop that kind of development? Donna Davis answered I wouldn't improve 356. You mentioned how wonderful 28 is; it is not. It is worse now than it ever was. You can't make the road big enough for all of the traffic. Albert Roenigk stated I disagree with you. John Allen commented on the cross connections. Matt Sweeny stated the fee in lieu of is tied to green space. Rick Grossman stated you can't touch that. Matt Sweeny stated the cross connections are in our Ordinance and have to be built to the specs. We have hammered Penn Dot to do something with this corridor.

OTHER BUSINESS

Ken Howard stated we have a couple of other things to add to updating the Ordinances. One is to strengthen the wording in the cross connections in our Ordinance. The second is the Pollutant Reduction Plan, MS4 Permit with DEP. David Ivanek stated the next are typo sort of things. The last is construction standards. Rick Grossman stated I will prepare a Resolution for construction standards and drawings. That can be adopted and amended.

One of the owners of the Brewery asked the process about having a patio out in front of the breezeway. Roger Kelly stated I don't see a problem with that.

Albert Roenigk commented about mailboxes and sidewalks.

ADJOURNMENT

There being no further business, it was on motion of Grant McConnell, seconded by Donna Davis, to adjourn this meeting. Motion Carried. Un. Approval. Adjournment at 8:30 p.m.

APPROVED:

CHAIRMAN

SECRETARY