

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JULY 1, 2020

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, July 1, 2020 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 - Present
Tim Gottus – Absent – emailed
Joe Charlton - Present
Ken Howard - Present
Rick Healey – No show

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 June 3, 2020 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Sue Gregory, seconded by Chris Foust. Motion Carried. Un. Approval.

LAND DEVELOPMENT

HOLBEIN, INC. – SELF-SERVICE STORAGE FACILITY – SOUTH PIKE ROAD – PRELIMINARY SITE PLAN

Gateway Engineers is submitting a proposal for the Holbein, Inc. property located on the south side of South Pike Road (SR 356) on Parcel 040-1F77-5FC in Buffalo Township, Butler County in the Business Zoning District/Access Management Overlay District (B1/B2) on 14.54 acres of Land. The property is being developed as a Self-Service Storage Facility which permits the storage of contactor supplies. The site slopes gradually toward a stream that bisects the property. The stream divides the property into two separate buildable areas. Stormwater runoff generally flows overland through the property to the stream which is an unnamed tributary to Little Buffalo Creek. Stormwater will be managed via two infiltration/stormwater management detention facilities. The site currently consists of previously graded areas and other undisturbed land. The proposed use of the property will not require utilities at this time. There are no endangered species, mine subsidence areas, oil or gas wells, or flood ways on the site.

The Township office is in receipt of the application, filing fee, copies of the plan, Stormwater Management Plan, Municipal Authority comment letter received 6/24/2020; Public water and sewage are currently unavailable to this property. In the event for future development, public water exists across State Route 356. Public sewage service would need further investigated and is not readily available to this site. Bankson Engineer comment letter received 6/29/2020; **Zoning:** This site is located

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within the B-1 Business District as well as the A-2 Access Management Overlay. The proposed use (Self-Service Storage Facility) is in accordance with the Permitted Uses of the B-1 Business District per the Zoning Ordinance. Because the site location is within the A-2 Access Management Overlay, the Applicant must comply with the standards set forth within both zoning districts. It should be noted that the construction of buildings on the parcel is not proposed at this time. Any future building construction must fully comply with all aspects of the Township Ordinances. Any Approval of the Land Development plan Application at this time does not relieve the Applicant from compliance with these Ordinances in the future.

410: Signs – all proposed signs are subject to review by the Township. 603.4.A.1: A continuous service drive or cross-access corridor shall be reserved. 607: Applicant should demonstrate that adequate buffering will be provided. 1. The listed property owner for the parcel subject to the development is shown on the Plan Drawings as Gary L. Risch, Sr. We recommend that the Applicant demonstrate their right to legally develop the land. 2. We recommend that the Applicant show the setback lines on the Plan Drawings. Additionally, the acreage of the parcel should be shown on the Plan Drawings. **SUBDIVISION:** 302.3: On hillsides exceeding 25 percent in slope, no more than 20 percent by area of natural vegetative cover may be removed for construction purposes or any other activity. The Applicant is proposing to disturb 26.49%. 302.3: No cutting, filling, or other disturbing of land and natural vegetation is permissible within 50 feet of the edge of natural drainage courses except as permitted by action of a Governing Body. It appears as if the Applicant is proposing to grade within 50 feet of natural drainageways. 303.2: The Board of Supervisors will determine the applicability of a Traffic Impact Study. 307: Water and Sewer System: We recommend that the Applicant demonstrate where any future water or sewer service connections could be established. Design of the water and sewer system for the development will be subject to review by the Buffalo Township Municipal Authority. **STORMWATER MANAGEMENT:** 301.F: The PCSM Report mentions that gravel pads will be installed as part of the Land Development; however, gravel land cover type is not accounted for in the calculations. We recommend that the Applicant clarify the assumptions made for the post-construction land cover types as they pertain to impervious surfaces and stormwater facility design. 301.M: any stormwater management facilities regulated by this Ordinance that will be located on or discharge onto State highway rights-of-ways shall be subject to Approval by the Pennsylvania Department of Transportation (PENNDOT). 401.B: Existing Resources and Site Analysis Plan. We recommend that the Applicant revise the Existing Resources and Site Analysis Plan as submitted to show all areas within 500 feet of the property in all directions. The Plan should fully comply with the requirements of the Ordinance. 501.B.2: It appears as if the Applicant is proposing to conduct grading activities within 5 feet of the property line. 501.2: It appears as if the Applicant is proposing two discharge point(s) near the PennDOT S.R. 356 right-of-way. We recommend that the Applicant describe the manner in which the pre-construction and post-construction discharges will exit their property and provide supporting calculations that demonstrate that adequate downstream conveyance facilities exist to receive the concentrated discharge from the proposed development. 1. The Post-Construction Stormwater Management Plan Report should possess the seal of a registered professional engineer in the Commonwealth of Pennsylvania. 2. It appears as if street sweeping for water quality credit is proposed. We recommend that a fully developed street sweeping schedule should be included in the Developers Agreement. 3. We recommend that the Applicant provide post-construction time of concentration calculations for review. 4. All references to, and worksheets for, the Heritage Crossing project should be removed from the PCSM Report as these materials are not applicable. **GENERAL COMMENTS:** 1. The Drawings indicate that 2:1 grading is proposed on the site. the Applicant should submit a geotechnical engineers report that supports the construction of 2:1 slopes on the project site. 2. Water course

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easements are to be 20 feet wide. The Plans show a 15-foot-wide easement. Additionally, stream labels should be added to the Plan Drawings. 3. It appears as if the Applicant is proposing to install a culvert to an existing stream as part of a driveway crossing. A Chapter 105 General Permit for a minor roadway stream crossing may be required. 4. A Developer’s Agreement which lists the maintenance responsibilities, bonding requirements, and ownership of facilities will be required. 5. A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permits. 6. Prior to granting Approval, the Applicant shall enter into a Stormwater Management Infrastructure Operation and Maintenance Agreement with the Township. 7. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan. 8. Any and all permits including, but not limited to those shown below, shall be obtained prior to Final Approval: a. Individual NPDES Permit for Stormwater Discharges Associated with Construction Activities. b. Sanitary Sewage Facilities Planning Module. c. Township Grading Permit. d. PennDOT Highway Occupancy Permit. e. General Permit for road way stream crossings. We recommend that action on the Holbein, Inc. S.R. 356 Project Land Development be tabled at this time. The Applicant should make all necessary revisions to the Land Development Application, then provide evidence of adequate resolution of all comments outlined above.

Ken Howard with Bankson Engineering gave a synopsis regarding the comment letter that they submitted regarding this plan. There are several items that need to be addressed regarding this plan as noted above in the Bankson Engineer comments dated 6/29/2020. Ken stated that we recommend that this be tabled at this time to allow the Engineer and the owner to develop and repair responses that we have addressed. Mike Ogin with Gateway Engineers was in attendance and stated that he had been in contact with Ken regarding these issues and discussed some of the concerns that Bankson Engineers had and would like to discuss this more with Ken. Mike also stated that they may ask for a few modifications. Atty. Charlton stated that he is general counsel for the Holbein’s and asked that he be excused from this discussion.

On a motion of Amy Trulik, seconded by Sue Gregory to table the Holbein, Inc. Self-Service Storage Facility Preliminary Site Plan at this time. Motion Carried. Un. Approval.

OAK CREEK FARMS – PARKER ROAD – PRELIMINARY SITE PLAN/CONDITIONAL USE/SUBDIVISION

Gateway Engineers is submitting a proposal for F & H Property Development, LLC proposed Oak Creek Farms Development located on the south side of South Pike Road (SR 356) on Parcels 040-1F77-8B in Buffalo Township, Butler County in the Single Family Residential District (R-1) on 28.8 acres of land. The property is part of the remnant parcel from the Twin Oaks PRD currently being developed. The Oak Creek Farms site is being developed as a Planned Residential Development (PRD) having 44 lots. Each lot will be an average of 1/3 acre and the PRD will include approximately 10.5 acres of undeveloped open space. The site slopes gradually generally to the south, with the highest point of the property being the tie in to the north at the Twin Oaks Development. Stormwater runoff currently flows overland through the property and ultimately reaches an unnamed tributary to Little Buffalo Creek. Stormwater will be managed via two proposed infiltration/stormwater management detention facilities. The site currently consists of the previously graded areas and other undisturbed land. All lots will be serviced by public water and public sanitary sewer systems owned and operated by Buffalo Township Municipal Authority running along or within the property. There are no endangered species, mine subsidence areas, oil or gas wells, or documented flood ways on the site.

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The Township office is in receipt of the application, filing fee, copies of the plan, Stormwater Management Plan, Municipal Authority comment letter received 6/24/2020; Public water and sewage are available. Construction plans for water and sewage will need submitted to the Authority for review. Bankson Engineer comment letter received 6/29/2020; **ZONING**: This site is located within the R-1 Single Family Residential District. The proposed use (Planned Residential Development) is in accordance with the Conditional Uses of the R-1 Single Family Residential District per the Zoning Ordinance. The Applicant will be required to obtain Conditional Use approval prior to commencing activities on site. The Applicant is proposing the following modifications to the R-1 Zoning Standard as part of the Planned Residential Development Approval: Minimum Lot Area is 20,000 square feet. Applicant is proposing 8,386 square feet. Minimum Front Yard Setback is 50 feet. Applicant is proposing 30 feet. Minimum Lot Frontage Required is 100 feet. Applicant is proposing 75 feet. 405.3: Off-Street Parking – Per the Table in Section 405.3, Single Family Residential Dwellings shall have two (2) off street parking spaces per dwelling unit. We recommend that the Applicant demonstrate on the Plan Drawings that the parking requirements will be provided. 410: Signs – all proposed signs are subject to review by the Township. 502.3.G: We recommend the Applicant demonstrate the location of the sidewalks within the development. 502.3.E: We recommend the Applicant demonstrate the location, size, and kind of improvements proposed for all common space. 502.3.K: We recommend that the Applicant provide a Public Interest Statement in support of the Planned Residential Development. 504: A public hearing will be required for this Conditional Use Application and Tentative PRD Approval. 509: For Final Approval, the Applicant will be required to post financial surety for all proposed public improvements. 514.2: The minimum size for any PRD shall be 5.0 acres. We recommend that the Applicant demonstrate that this requirement will be met. Additionally, the Applicant should provide a table that shows the acreage of the development, number of lots, common open space provided, and permitted density. 516: We recommend that the Applicant demonstrate that the PRD will have a permitted density that complies with the Zoning Ordinance. 526: The design for proposed water and sewer utilities must be reviewed and approved by the Buffalo Township Municipal Authority. 529: We recommend that the Applicant provide a Landscaping Plan for the proposed development. 531: We recommend that the Applicant specify whether the proposed PRD will be considered a Traditional Neighborhood Development, as defined by the Zoning Ordinance, and if so, that all additional requirements of such will be met. 1. We recommend the Applicant show the applicable zoning classification for each existing and proposed lot on the drawings for clarity. **SUBDIVISION**: 213: Public Sites and Open Spaces: As this Planned Residential Development will create new residential dwelling units, the Applicant is required to provide dedication of land for recreational use or pay the fee in lieu of such dedication. 302.2: On hillsides exceeding 25 percent in slope, no more than 20 percent by area of natural vegetative cover may be removed for construction purposed or any other activity. The Applicant is proposing to disturb 23.3%. Additionally, the slopes table shown on the Existing Resources Plan should show the area of disturbance on 15% slopes. 303.2: The Board of Supervisors will determine the applicability of a Traffic Impact Study. 303.11: We recommend that a minimum right-of-way width entering the PRD from Parker Road be shown on the plan drawings. Additionally, the Applicant should demonstrate that the minimum curb radius, grades of proposed streets within 25 feet of an intersection, site triangles, and minimum horizontal alignment radius requirements are met. 402: Monuments and Markers – the Applicant should provide monuments of iron pins at the property corners. A lot closure report should also be provided. 410: We recommend that all street sign locations be shown on the Plans. **STORMWATER MANAGEMENT**: 305: Rate Controls – The 25-year Post-Construction discharge rate exceeds the 10-year Pre-Construction rate at Point of Interest number 2. This is not permissible, per the Ordinance. 501.2: It appears as if the Applicant is proposing a discharge point near and adjacent property owner. We

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recommend that the Applicant describe the manner in which the pre-construction and post-construction discharges will exit their property, and pursue any drainage easement, if necessary.

501.B.18: Principal Outlet Structures – The 100-year water surface elevation in

Dry Extended Basin #1 exceeds the crest elevation of the emergency spillway. The principal outlet structure for this facility does not meet the requirement of the Ordinance. Also, we recommend that the Applicant provide anti-floatation calculations for the stormwater facility outlet control structures.

501.B.22.e: Temporary channels are proposed to be installed with 2:1 side slopes. Swale conveyance facilities are not permitted to have side slopes steeper than 3:1. We recommend that the channels should be revised accordingly. 1. It appears as if Drawings C703 is intended to be part of the Post-Construction Stormwater Management set but was omitted from the Transmittal received by our office.

We reserve the right to make any additional comments as necessary based on the review of the completed drawings set. 2. Post-Construction Stormwater Management Plan Drawings, as well as the Managed Release Concept Worksheets should possess the seal of a registered professional engineer in the Commonwealth of Pennsylvania. 3. It appears as if street sweeping for water quality credit is proposed. We recommend that a fully developed street sweeping schedule should be included in the Developers Agreement. 4. The rip rap apron table of dimensions shown on the PCSM drawings is blank and should be completed. 5. The discharge pipe invert elevation and slope are not shown on the drawings. It appears as if the length of the discharge culverts for the PCSM facilities do not match the PCSM Plan Drawings. Additionally, the underdrain invert elevation shown for Dry Extended Detention Basin 2 does not match the PCSM Report. We recommend that this information be revised for consistency. 6. The PCSM Report states that an impervious area of 0.1 acres per lot is assumed. We recommend that this assumption be justified. 7. We recommend that the Applicant provide storm sewer calculations to verify the conveyance capacity of the system. Storm sewers must be able to convey the 25-year storm and must be able to convey the 10-year storm without surcharging inlets.

Additionally, the inlet spacing appears to exceed the maximum separation distance of 200 feet. 8. We recommend that the roadway underdrains be shown on the development drawings. **GENERAL**

COMMENTS: 1. The Drawings indicate that 2:1 grading is proposed on the site. The Applicant should submit a geotechnical engineers report that supports the construction of 2:1 slopes on this project site.

2. Water course easements are to be 20 feet wide. The Plans show a 15-foot-wide easement.

Additionally, stream labels should be added to the Plan Drawings. 3. Property ownership and deed book references should be completed. 4. The Applicant should demonstrate that there is adequate site

distance from the proposed street to the blind corner along Parker Road. 5. We recommend that the current grading of the Twin Oaks Plan stormwater management basin be shown on the proposed Plans.

6. We recommend that the swale behind Lots 125-136 be extended to collect runoff behind Lots 121-

124 as well. 7. The Road 1 Profile should show the connection points with Road 2. 8. We recommend that an outdoor lighting plan, which conforms with the Township's Outdoor Lighting Ordinance, should

be provided for review. 9. A Developer's Agreement which lists the maintenance responsibilities, bonding requirement, and ownership of facilities will be required. 10. A final inspection of all

improvements will be required prior to issuance of the Occupancy Permits. 11. Prior to granting Approval, The Applicant shall enter into a Stormwater management Infrastructure Operation and

Maintenance Agreement with the Township. 12. It appears that the proposed plan is in compliance with

the Joint Municipal Comprehensive Plan. 13. Any and all permits including, but not limited to those shown below, shall be obtained prior to Final Approval: a. Individual NPDES Permit for Stormwater

Discharges Associated with Construction Activities. b. Sanitary Sewage Facilities. c. Township Grading

Permit. d. PennDOT Highway Occupancy Permit. We recommend that action on the Oak Creek Farms

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Land Development to table at this time. The Applicant should make all necessary revisions to the Land Development Application, then provide evidence of adequate resolution of all comments outline above.

Ken Howard with Bankson Engineers reviewed the comment letter regarding this plan submittal. The applicant would be required to obtain a Conditional Use approval with regard to this because they are proposing this to be a PRD (Planned Residential Development). He described what the setbacks were for the lot sizes. He suggested that they clarify several items on the plan. Several items discussed are yet to be determined, such as the Traffic Impact study and a discussion with Gary Herbert and his team regarding that issue. Gary made a recommendation that he may not do a Traffic Impact Study but possibly provide some type of financial impact fee of some sort but that is all yet to be determined. With a lengthy list like this, I would recommend tabling this plan at this time so they have the opportunity to complete their design and adequately provide the details as requested. Mike Ogin with Gateway Engineers stated that he doesn't really have anything to really question at this point. One thing that was clearly mentioned was the application for the PRD and shared that information. We do have 2 separate applications. Grant asked if this is still part of the current Twin Oaks PRD? Ken explained that this section is not part of his first PRD, it is not part of the first development.

On a motion of Chris Foust, seconded by Sue Gregory to table the Oak Creek Farms Preliminary Site Plan at this time. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Shane Hinderliter had questions regarding a property that he is in the process of purchasing. The property was a residence and was turned into a business. He stated that the property is in the A-1 Agricultural District. It is located at 344 N. Pike Road between Wonderly Drive and the Winfield Township line. It was determined by the PC Board that a residence is permitted in the A-1 Agricultural District so he can turn the property back into a home.

ADJOURNMENT was on a motion of Sue Gregory, seconded by Amy Trulik at 8:05 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY