

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JULY 3, 2019

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, July 3, 2019 in the Buffalo Township Municipal Building and convened at 7:30 pm. 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 – Absent - called
Chris Foust – Present
Sue Gregory – Present
Amy Trulik - Present
Tim Gottus – Absent - emailed
Joe Charlton – Absent – emailed
Brian Farrington - Present
Ken Howard - Present
Rick Healey – 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 1, 2019 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Amy Trulik, seconded by Sue Gregory. Motion Carried. Un. Approval.

LAND DEVELOPMENT

TWIN OAKS PLAN OF LOTS – PRD NO. 1 – PHASE 2 – SUBDIVISION

Lennon, Smith, Souleret Engineering Inc. is submitting the Twin Oaks PRD No. 1 Phase 2 Site Plan located on 44 acres on the eastern side of Hepler Road in Buffalo Township, Butler County, PA. The Tentative PRD approval was granted in 2016 for 98 single-family homes (AKA Rolling Ridge). In 2017, Phase One was granted Final approval and construction was initiated. The Tentative Approval called for 37 lots in Phase One, 21 lots in Phase 2 and 40 lots in Phase 3. Due to the rate of lot sales, the developer will be constructing the original Phase Three as the new Phase Two. The prior Phase Two will now become Phase 3. The basic layout of the lots and number of lots for Phase 2 formally Phase 3 has not changed. The PRD Site Data Chart has been updated with the new phasing. The cumulative density and percentage of open space still falls in the allowable PRD standards.

The township office has received 5 copies of the plan, Subdivision application, Subdivision Fee, Fee in Lieu has not been received, Butler County Planning Commission comments; BCPC did not have any comments on this plan, Municipal Authority of Buffalo Township comments received

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6/28/19: Public water & sewage service is available to Phase 2 of the Twin Oaks PRD No. 1. The developer will need to submit two copies of water and sewage construction plans to our office for review and approval and enter into an agreement with the Authority. Township Planning Commission & Board of Supervisors, the developer will need to submit 2 copies of water and sewage construction plans to our office for review and approval and enter into an agreement with the Authority, Bankson Engineer comment letter received 6/28/19: Subdivision: 213.A: Public Sites and Open Spaces: Per the Municipalities Planning Code, Applicant is required to provide a dedication of land for recreational use, or shall provide a fee in lieu of such dedication. This comment still applies. 405: For all improvements made to roadways to be owned by the Township now or in the future, the Applicant shall provide cost estimates and appropriate bonds necessary, per the Ordinance. *An Opinion of Probable cost for Phase 2 has been provided with this submission.* Roadway improvements to S.R. 0228 will be required prior to Approval of Phase II. 410: Applicant shall install street signs which include positive reflection strips attached to each pole structure. *Street sign and post detail has been revised to require a positive reflective strip on all pole structures. Refer to Sheet 14 of 14.* All applicable roadway signs including, but not limited to, stop signs, speed limit signs, and street name signs, must be installed prior to Approval of Phase II. Stormwater Management: 305: The summary table of the PCSM Report shows discharge rate values which are not consistent with the hydrograph summary sheets in the Appendix. Summary table shall be revised for consistency. Additionally, the following drainage areas have 25-year post-construction discharge rates which exceed the pre-construction 10-year storm condition: 1A, 1D, 2B, 3. These drainage area calculations shall be revised to comply with the Ordinance. 501.B.14: Applicant shall provide details showing the dimensions of the energy dissipaters to be utilized as part of the development. *A detail showing the dimensions of the riprap apron energy dissipators are provided on the plans. Refer to Sheet 12 of 14.* Applicant shall install riprap at the outlet of the 6-inch diameter pipe entering the rain garden. The riprap apron shall be shown on the plans and included on Sheet 12. 501.B.16: Applicant shall demonstrate that a safety fence will be installed around the Rain Garden and Infiltration Basin. *The safety fence is provided around the raingarden as part of the Phase 2 Land Development Plans. Refer to Sheet 3 of 14.* The Applicant has revised the 100-year water surface elevation of the rain garden to ensure the depth will not exceed 2 feet. Therefore, a fence around the rain garden will not be required, per the Stormwater Management Ordinance. However, an 8-foot-high safety fence is required around the infiltration basin installed as part of Phase I of the PRD. The development is permanently occupied, and therefore the basin is a safety hazard. Fence installation will be a requirement prior to granting Approval of Phase II. 502.H2.b: The Applicant shall revise the minimum time of concentration from 6 minutes to 5 minutes for all drainage basins to which the minimum value applies. *The minimum ToC has been changed from 6 minutes to 5 minutes.* The Appendix B of the Post-Construction Stormwater Management Report, Hydrograph 3 still shows a ToC of 6 minutes. The Report shall be revised. 1. Please provide for review a full-scale drawing, in color, demonstrating the drainage areas, hydraulic paths, and points of interest (pre- and post-construction). *A Pre-Development drainage exhibit and Post-Development drainage exhibit are*

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provided Appendices B and C, respectively, in the Stormwater Management Report. 2. Applicant should provide a detail demonstrating the connection of the 4-inch underdrain to the nyoplast riser. The detail should include the riser crest elevation, and drainpipe slope, maximum 100-year water surface elevation and freeboard to the top of the embankment to ensure proper installation.

General: 1. Applicant shall provide a document from PA DEP and/or the Butler County Conservation District regarding the status of the NPDES Construction Stormwater Discharge Permit as well as a summary of the history of violations and/or pending issues/litigation associated with the development. *A corrective action plan was prepared and submitted on February 23, 2018 in response to deficiencies found in the Earth Disturbance Report dated February 14, 2018 provided by the Butler County Conservation District. To this date, no further violations have been reported.* Enclosed in this letter is a copy of the Butler County Conservation District's Earth Disturbance Inspection Report, dated May 28, 2019, outlining violations found during the most recent BCCD site visit. Until proof is provided to the Township which documents that the Applicant is in good standing with the Conservations District, and that no NPDES Permit violations are present on the site, Approval of Phase II will not be granted. 2. A Developer's Agreement which lists the maintenance responsibilities, bonding requirement, and ownership of facilities will be required. 3. Design of water and sewer systems must be reviewed and approved by the Municipal Authority of Buffalo Township. Receipt of approval should be forwarded to the Township. 4. A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. 5. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan.

Steven Victor with Victor Wetzel Associates was in attendance. Steven stated that we have prepared the tentative plan and have been working with Lennon Smith on the final plans. The opening statement was correct in that it the tentative approval that was granted was for 98 lots. The reason we are back in here is not only to get final plan approval for this section but also to reduce by one lot the overall number. Reason for that is Ryan Homes has been marketing the homes in the initial phase and they are getting requests for some of their slightly larger homes and so we are taking one lot out so that we can expand the lot sizes, not by much but just enough so that we can a lot for the larger home sites. Instead of the approved phase 3 of 40 lots, we now have it revised to be phase 2 of 39 lots it is just a reduction which does not change the tentative approval. The street plan has been constructed. You can currently drive through the end of Twin Oaks Drive where Ryan Homes has constructed one of their larger homes. The street plan is the same, the grading is the same and the stormwater is 99% the same. The only difference on the stormwater is that the rain garden here was originally approved to be deeper than 2 feet and the Ordinance requires a fencing around it because of that depth. Since then, there has been an Ordinance change that says, that if the rain garden is less than 2 feet, the fence is not there. So, the plans that you see reflect the change to reduce the height of the berm therefore, it will be under 2 feet and we will not have a fence. If you have any questions, I would be happy to answer them.

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Ken Howard stated that we have had 2 meetings with the developer, owner and their engineers to review their preliminary submittal and a subsequent meeting to review and additional submittal. Today at 3:00 we received additional submittals from the engineer where they have addressed our comments with regard to stormwater and most of the design criteria. They have met those requirements that have been listed in our letter. You have many pages of letter here that most of the comments and our concerns have been addressed on. So, I am just going to go over the high lights of the things that we still believe need met. First is on page 2 of our letter, the Fee In Lieu of or the Dedication of Land, the recreational portion of 213.A of our Ordinance does need to be met if they paid the Fee in Lieu of like they did in the first phase or if that is in the works. That needs to be taken care of, that is one thing. Steven Victor stated their understanding was that the solicitor will put the Fee in Lieu payment in the Developers Agreement and at the time of signing the Developers Agreement that is when the check would be cut for that. If we are incorrect about that, please let us know. That is typically what we see, is that you don't pay the fees until you receive the vote of approval prior to entering into the Developers Agreement. Ken replied that in the last phase the Fee in Lieu of was paid at the time of approval or there about the same day. We have no argument with the fee. The next item on our list is 405: The roadway improvements including the paving of Hepler Road and State Route 228 that was part of the original approval of this plan will need to be completed prior to approval of Phase 2. That permit for the roadway work expires on Monday. It was a one-year Penn DOT Permit and we have actually requested that Penn DOT extend that permit but that works needs to be completed. It was started but no finished. Section 410: It is our recommendation that all applicable roadway signs including, but not limited to, stop signs, speed limit signs and street name signs, should be installed prior to Approval of Phase 2. This is something that we would like to see done. Steven replied we agree; they will be installed. The comments under stormwater management, they have met all but a few things. 501.B.16: The first Phase of this included a very large stormwater basin and that basin is quite deep. We do have families living in the plan and are asking that the fence be installed prior to approval of Phase 2. It is a safety issue in our opinion. I think the solicitor would agree with that. General comments of page 3 of our letter: Any out standing violations with the Conservation District and the DEP NPDES Permit we will ask that those violations be remedied and get a good bill of health from the Conservation District. We did receive a report from the Conservation District that was sent to Rhonda and there were a handful of violations with regard to erosion and sedimentation control, vegetation cover and that type of thing that we are going to have to make sure is in order. Other comments would be the Developer's Agreement which lists the maintenance responsibilities, bonding requirements, and ownership of facilities is required. Design of water and sewer systems must be reviewed and approved by the Buffalo Township Municipal Authority. Receipt of approval should be forwarded to the Township. A final inspection of all improvements will be required prior to issuance of the Occupancy Permit. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan. Based on the deficiencies outlined above, we recommend that Approval of Phase 2 of PRD NO. 1 should not

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be granted until all comments are sufficiently resolved and that this should be taken up with the Supervisors at their next meeting. Steve stated that what we are planning on doing is because we have such a clean engineering review and most of these items have been taken care of, and the rest of the items are more administrative and supervisors level we are looking to have your recommendation for the subdivision this evening and then we were going to request to not come to the July Meeting but attend the August Meeting of the Supervisors and that would give a time to work on the punch list that Ken has provided us because as he has written it, they are not going to grant the approval until these items will be done. If there is a need for it, we will be happy to grant the township with an extension to cover the time with a PRD final plan you only have a 45-day window. We have already given you one extension by our own delays, if additional extensions are needed, we will be happy to accommodate that and then come to the Supervisors Meeting in August.

On a motion of Amy Trulik, seconded by Sue Gregory to approve sending on to the August Supervisors Meeting with a favorable recommendation and receipt of the Extension Letter for the Twin Oaks PRD No. 1 Phase 2 Plan contingent upon complying with Bankson Engineer comments. Motion Carried. Un. Approval.

FOSTER PLAN – 134 CRESCENT HILL DRIVE – SUBDIVISION

Gregory & Linda Foster are proposing to subdivide a 2.963-acre lot off an existing 18.451-acre parcel. There is an existing dwelling on the 18.451-acre parcel located at 134 Crescent Hill Drive, Sarver. The new proposed Lot 2 will connect to public sewer.

The township office has received the Subdivision Application, the Subdivision Filing Fee, Fee in Lieu of, 5 copies of the plan, Butler County Planning Commission Comments; BCPC did not have any comments on this plan, Municipal Authority comments 6/28/19: Public water in not available to this property. Public sewage is available to this property. The property owner should contact the Authority for further information. Bankson Engineer comment letter received 6/28/19: The Applicant shall provide a fee in lieu of, or a dedication of required recreational land, the Applicant shall show the location of the private water supply wells for each parcel on the Plan Drawing, Applicant shall obtain approval from the Municipal Authority of Buffalo Township for connection of private sanitary sewage laterals to the public system, including DEP approval, if required.

A member of the Foster Family was in attendance and stated that they are subdividing a piece of property so that a house can be built there. Ken Howard with Bankson Engineers stated that they are looking at creating 1 building lot, 2.9 acre of frontage off of the cul de sac along Crescent Hill Drive. There is an existing dwelling on the remaining 15 or so acre tract of land. So, we are asking that they comply with the section 213 Subdivision requirements for the new lot and that they would pay the Fee in Lieu of or dedicate recreational land to the township. A Fee in Lieu of is the only applicable method for this single lot. We ask that the applicant show the location of the water wells

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on the plans. We ask that they have approval from the Municipal Authority for the sanitary sewer connections. Ken asked if they had talked to the Municipal Authority yet? Member of the Foster family replied that it already runs to the exiting house on the property, I don't think there will be a problem with the new house. Ken stated that you will need to coordinate those efforts with the Municipal Authority down the street and get your approval to create the new lot and get your tap approved by the Authority. I don't feel that there will be a problem. We could approve this plan with those contingencies. Chris asked the Foster family if they understood what they need to do in order to be approved at next weeks Supervisors Meeting. They replied yes.

On a motion of Sue Gregory, seconded by Amy Trulik to approve a favorable recommendation of the Foster Plan Subdivision contingent upon complying with the Municipal Authorities comments and Bankson Engineers comments. Motion Carried. Un. Approval.

HERITAGE CROSSING – S. PIKE ROAD – PRELIMINARY SITE PLAN

Gateway Engineers, Inc. is submitting the proposed Heritage Crossing Preliminary Site Plan on behalf of Weaver Homes. The proposed site is a 25.033-acre parcel consisting of 3 lots located at S. Pike Road, an open parcel south-west of the intersection of Mulone Drive and S. Pike Road. The present zoning of the property is B-1 & B-2. The proposed project will be comprised of 20 buildings containing 4 residential units per building, for a total of 80 residential units. Public water & sewage are available in the vicinity of this proposed site.

The township office has received 5 copies of the site plan, Site plan application, Site Plan Filing Fee, Fee In Lieu of has not yet been paid, Municipal Authority of Buffalo Township comments received 6/28/19: Public water & sewage service is available to the Heritage Crossing Plan. The developer will need to submit two copies of water and sewer construction plans to MABT for review and approval and enter into an agreement with the Authority, Bankson Engineer comment letter received 6/28/19: Zoning: This site is located within the B-1/B-2, Business District, as well as the A-2 Access management Overlay. The proposed use (Multi-Family Dwellings) is in accordance with the Conditional Uses of the B-1/B-2 Business District, as per the Zoning Ordinance. Because the site location is within the A-2 Access management Overlay, Conditional Use is governed by the existing district; however, the application must comply with the standards set forth within both zoning districts. The Applicant will be required to obtain Conditional Use Approval prior to commencing activities on site. 212.A.3: Slope Stability Provisions: When Site Slope would require grading charges to the existing grade of greater than five percent slope change (as measured by the proposed development area) or the area of a site proposed for development has slopes greater than 15 percent, Applicant shall prepare an existed Resources and Site Analysis Plan. 405.3: Off-Street Parking: Applicant shall provide a note on the plan drawings demonstrating that 2.5 off street parking spaces will be provided for each dwelling unit. Additionally, Applicant shall display maximum building occupancy information in the Clubhouse, as only 19 paring spaces are proposed.

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606: Specific Standards for B-1/B-2 Business Districts: Properties of greater than 2 acres or which will be developed with at least 80,000 square feet of gross floor area. A fifty (50) foot wide buffer yard of vegetation sufficient to provide opaque screening during size (6) months of the year. The buffer yard shall maintain the existing natural vegetation unless insufficient for screening or of species generally recognized as inferior for shade, erosion control, or screening. Applicant shall demonstrate that adequate buffering of the property will be provided. Subdivision: 202.4.A: Profiles, cross-sections, and specifications for proposed street improvements. Applicant shall submit roadway profiles for review. 202.4.C: A report on the feasibility of connection to the existing sewerage system, including distances to the nearest public sewer, service load of the subdivision and the capacity of the treatment plant. Applicant shall obtain approval from the Municipal Authority of Buffalo Township for connection to public water and sanitary sewer service. 213.D: Public Sites and Open Spaces: Per the Municipalities Planning Code, Applicant is required to provide a dedication of land for recreational use or shall provide a fee in lieu of such dedication. 303.2: The Township may require a traffic study as part of its review process for subdivisions and land developments consistent with the standards of this article. Applicant shall obtain a traffic impact study for the proposed development and any subsequent impacts to S. R. 0356. 303.11: Minimum Right of Way widths, paving widths, angle of intersection, curb radius, distances along sight triangles, horizontal alignments, vertical alignments well as maximum grades shall be in accordance with the following table. Applicant shall demonstrate that grades approaching intersections will not exceed three (3) percent per the Subdivision Ordinance. 402: Monuments and Markers: Applicant shall demonstrate on the Subdivision Plan (recorded drawing) where monuments and markers will be installed in the development. 403.2: Inlet Spacing: Applicant shall revise the location of the stormwater catch basins or add additional structures to ensure the minimum inlet spacing requirements of the Ordinance are met. 405: For all improvements made to roadways to be owned by the Township now or in the future, the Applicant shall provide cost estimates and appropriate bonds necessary, per the Ordinance. 410: Street name signs of a type adopted and approved by the Governing Body shall be installed at each street intersection by the developer, in a location specified by the governing Body/Engineer. Applicant shall demonstrate on the plan drawings where all applicable roadway signs will be located within the development. Stormwater Management: 401: Protected Watershed Requirements: Existing Resources and Site Analysis Plan: Applicant shall submit for review an Existing Resources and Site Analysis Plan which is in accordance with Article IV of the Stormwater Management Ordinance. 501.B.2: The top, or toe of a proposed cut or fill slope shall be located a minimum of 5 feet or greater from any property line. Applicant shall revise proposed grading to comply with the grading requirements of the Ordinance. 501.B.3: The minimum horizontal distance between any structure and any stormwater management facility shall be 25 feet. The lowest floor elevations of any structure constructed immediately adjacent to a detention basin or other stormwater facility shall be a minimum of 2 feet about the 100-year water surface elevation. The plan drawings show the use of infiltration trenches approximately 10 feet away from housing structures on the western edge of the property. Location of infiltration trench shall be revised to

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comply with the minimum distance requirements of the Ordinance. 501.B.5: Stormwater management facility bottom (or surface of permanent pool) elevations must be greater than adjacent flood plain elevations (FEMA or HEC-RAS Analysis). Applicant shall show the floodplain elevations on the drawing for review. 501.B.9: Exterior slopes of compacted soils shall not exceed 3:1. It appears as if slopes exceeding 3:1 are proposed. Applicant shall revise grading to meet the Ordinance requirements, or provide a Geotechnical Report, signed and sealed by a registered Professional Engineer, ensuring slope stability will not be compromised on the site or in the surrounding area. 501.B.14: Energy dissipators: Applicant shall show on the plan drawings and provide details with dimensions showing the size and shape of riprap aprons to be provided as energy dissipators at Endwall #1-1 and Endwall #2-1. 501.B.16: A safety fence must be installed around all stormwater management basins. Applicant shall show on the plan drawings and provide a detail showing the chain link fence, in accordance with the Ordinance. 501.B.18: the 4-inch diameter underdrain should be modeled as part of the detention basin outlet structure calculations as it pertains to rate control in the PCSM Report. 501.B.09: The emergency spillway calculations in the PCSM report demonstrate a different crest elevation than what is displayed on the drawings. Spillway calculations should be revised for consistency. 2501.B.21: Compaction test reports shall be kept on file at the site and be subject to review at all times with copies being forwarded to the Township Engineer upon request. 501.B.22: Stormwater conveyance channels shall be sized to convey the 25-year design storm without overtopping. Storm sewers shall be sized to convey the 10-year design storm without surcharging. Applicant shall provide conveyance calculations documents adequate capacity of the stormwater infrastructure. Additionally, and as mentioned above, inlet spacing shall be revised to comply with the minimum requirements of the Ordinance. 201.B.22: Roadway Underdrains: Applicant shall show on the PCSM Plan drawing where the roadway underdrains will be located. 602.22: Notes and Statements: All required notes and statements shall be added to the PCSM Plan Drawing. 1. It is unclear where roof drains will be diverted/routed on the site. This should be clarified, and roof leaders should be shown on the PCSM Plan Drawing. Outdoor Lighting: The plans submitted for review did not contain any information regarding outdoor lighting in the development. Review of an outdoor lighting plan for the development will be required. Listing of Requested Modifications: The Applicant has requested the following modifications be accepted by the Township: 1. Subdivision Ordinance Section 302.2: Applicant is requesting to disturb 57% of the existing natural vegetation on hillsides exceeding 25% slope. The Ordinance states a maximum of 20% may be disturbed. 2. Subdivision Ordinance Section 302.5.2: Applicant is requesting modification to allow a dead-end street exceeding 1,000 feet in length, considering provisions are made for future development which would shorten the dead-end street to approximately 700 feet. 3. Subdivision Ordinance Section 303.11: Applicant is requesting a modification to reduce the horizontal centerline radius of the roadway curvature to 150 feet. The minimum stated in the Ordinance is 200 feet. 4. Stormwater management Ordinance Section 501.B.16: Applicant is requesting to install a 4-foot high fence in lieu of an 8-foot high safety fence. General: 1. A Developer's Agreement which list the maintenance responsibilities, bonding requirements and ownership of facilities will be required.

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2. Design of water and sewer systems must be reviewed and approved by the Buffalo Township Municipal Authority. Receipt of approval should be forwarded to the Township. 3. A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. 4. Prior to granting Approval, the Applicant shall enter into a Stormwater Management Infrastructure Operation and Maintenance Agreement with the Township. 5. It appears that the proposed plan is in compliance with the Joint Comprehensive Plan. 6. Any and all permits including, but not limited to those shown below, shall be obtained prior to Final Approval: a. NPDES associated with construction activities. An individual NPDES permit will be required for this site. b. Sanitary Sewage Facilities Planning Module. c. General Permit for Outfall Structures. d. Township Grading Permit. e. PennDOT Highway Occupancy.

Brett Schultz of Weaver Homes, I am VP of Development. We are very excited to be here and are anxious to get started. With me tonight is Mike Ogin with Gateway Engineers, he is the Project Manager and is overseeing the Engineering to date and all assets of the project. I am going to take a moment and briefly explain what we do and then Mike and I can delve into the project specifically. Brett handed out packets showing information regarding this development. What we do are construct what we like to call lifestyle communities, these are not age restricted. They are generally a baby boomer population. These are 4-unit, slab on grade, single family homes that are built in a cross pattern, complete with a clubhouse, a pool and whatever other amenity that we can squeak in there. The clubhouse is usually a 3500 sq. foot structure of space for initially our use and then for the resident's use. It has a large kitchen and eating area, TV, game room, billiard area, meeting room all that kind of stuff. We are proposing 20, 4-unit buildings. Access via Mulone Drive to Sandyridge Drive. I have had meetings with Mr. Eric Smith to make Mulone Drive and Sandyridge Drive a public road for access to this development and to include the extension of Sandyridge to be a public road. The land development proposal is a condominium style development which means the unit owners would own the fill in the drywall, ceiling and walls as well as the concrete they are standing on. The balance, super structure of the building will be owned in common by all eventual 80-unit owners in the plan. We call it a low maintenance, not no maintenance. The grass is mown every week, the snow is either plowed or shoveled, your driveway to your front door is obviously done by someone else. Chemical treatments and spring clean up occur, mulching, general building maintenance is included. We have built in all sorts of things such as concrete replacement. Obviously, there will be a fee associated with that. We have one stormwater device. There are other drainage devices as well. We will discuss fencing, but as I can see it is a hot button and we will discuss that a little bit later. Access to the site is a right in, right out onto Route 356. If you were trying to get home and you are coming from the west and the light is green, instead of waiting in the turning lane, you can go straight through and turn into the right in for the plan or if leaving the plan you will have the same option as well with the right out. We have 3 lots proposed with this plan. Lot 1 is the clubhouse, lot 2 being the section by the clubhouse and lot 3 being in the cul de sac area. As is required by your Ordinance, we have reserved a 50-foot strip which will be considered a public right of way to exist in the event there would be any further development. I should have mentioned in the beginning; this is in the B-1

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and B-2 Zoning District. This particular use which is a Multi-Family scenario is considered by your Ordinance as a Conditional Use, so we understand that we need to have a Public Hearing and advertise for this. Part of that process which has been recently revised in your Ordinance is the establishment of front yard setbacks. Currently in your Ordinance, B-1 and B-2 require a 100-foot front yard setback. We could not meet that, nor could anyone in a residential setting. It is my understanding that was to keep anyone building along 356, 150-feet from the road. The Ordinance provides for consideration. Currently we have a 66-foot front yard setback along route 356 which is equal to the existing uses heading to the west. We have proposed in the modifications which Mike will get into. We have requested a reduction to a 25-foot front yard setback on Sandyridge which justification is the Get Go which is fronting on Sandyridge. We are actually 5 foot more that what their building is from that. Recognizing that it is not a public road but made the determination as if it were a public road and for good measure, we added 5 more feet on top of that, so we weren't pushing the envelope to far. Grading the site, it is a 2-tier elevated site. All of the grading work is on the property. We have had lengthy meetings with the DEP given the critical nature that it is an unnamed tributary to Buffalo Creek but that is a very critical area environmentally speaking so we are very aware of that. We have begun the process for those individual projects to permit that to happen. Architecturally, there are 2 types of units we will be offering. One being the Abbey Unit and one being the Canterbury. The Abbey is 1700 square feet excluding the garage area which is another 500 square feet which we do not count because it is not living space. We will alter the Canterbury Unit which is 1900 square feet, we will stagger and change, not the architecture because that stays the same, but we will change the aesthetics of it so that it doesn't have the same brick colors, siding colors and trim colors. So, we don't have any of the same buildings as you come through the development. The Condo Association takes care of everything that is either green, brown or grown out of the ground. Maintenance to the property is all done on the same day, so we have a nice harmonious look. Someone questioned if there will be one Condo Association or several that are broken into different areas? Brett answered we will have one Condo Association and they will also be in control of the Clubhouse. Gary Risch asked how much do these units cost? Brett answered, they will most likely be in the upper \$200,000.00 to the \$300,000.00 range. Now that gets you a lot of yard and the Clubhouse which is upwards of a half a million dollars and I realize it is not public but it is quite a hefty investment until it's all done and with the workout room and everything else that is in there. Sue Gregory asked what are your average HOA fees? Brett answered; they are in the neighborhood of \$170.00 to \$180.00 per month. A lot of that depends on what services are supplied such as garbage removal. We arrange for contracts so that trash removal is all on the same day and not different days with different providers. This is not a phase project in anyway since it is just one street. Our intention is to close on this property in March of 2020. Sue Gregory asked where other developments like this are located? Brett answered; we have several all over the area and explained where some of these plans are located. I think we have 600-700 now. Gary Risch stated that he was out and looked at the one by Mars High School and the one by the Log Cabin Restaurant, they are very impressive. Brett discussed the sidewalks in the plan. He stated that your Ordinance

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requires it to be on one side of the street. Our plans are to make sure that each unit will have a sidewalk in front of them and then will put a piece to the shopping center from the plan as well. Someone asked what kind of buffers will be between the plan and route 356? Brett answered; since there really isn't a specific Ordinance regarding the buffers, we did not put anything on the plan, and we recognize that we will need to plant something along route 356. I believe the buffers can over do it a little bit. I prefer evergreens, more things that are green for the duration of the year. I think I have budgeted for over 300 trees. Ken Howard stated that we should keep in mind that this is a preliminary submittal. Mike Ogin with Gateway Engineers stated that we have submitted 3 applications. One for the Subdivision, a Land Development Plan and a Conditional Use hearing. Those are the things we need to move forward with. We received a letter from Ken with Bankson Engineers. Nothing on the letter was unexpected. We did have a meeting prior to submission to make sure we were all on the same page. There are a few modifications that we are requesting on the plan. The first one is regarding the steep slopes. One thing we did not mention was if you are familiar with this site approximately 10 years ago there was some soil hauled out of there and when this was done it created slopes and the slopes that were created there are the slopes that we are asking for a modification on. So, if it wouldn't have been graded those slopes would not have been there. Dead end streets, there is a length on the cul de sac that we are exceeding. Since we are providing the future access to the south, which is on the official map as a future extension, although our cul de sac is longer we do have the proposed plan to build that road so it could be extended to the south. We have asked for a modification of the radius on that road entering into the plan from 200' down to 150', I think on discussions with Ken and his office we felt that was a reasonable request. We asked for a modification on the fencing around the pond, we proposed a 4' fence with some wire back. We feel it would help with the safety concerns and help with the aesthetics. There has been discussion regarding the fencing, and we note that is something the township looks diligently at. Brett stated; I get it as a safety factor. If someone can get over a 4' fence, then they can definitely get over an 8' fence. John Allen with Twin Oaks PRD commented regarding the fencing as well. Brett asked what are we getting with an 8' fence that we are not getting with a 4' fence? A split rail fence with a black backing to it so that you cannot climb through looks decent. You can plant in front of it, it looks somewhat natural. We are building these naturalized basins and planting trees all around them. Chris Foust stated that it is noted, and you are not the first to bring this up as John Allen can attest to. We have had discussions and it is ongoing. Ken stated that the Ordinance was modified last year for a Rain Garden, that is 2' in depth, they don't need a fence, but storm basins still have the requirement and will need 8' fencing. You will have to go in front of the Supervisors to discuss that request. It would be calling for a change to that Ordinance. Atty. Farrington stated that I am sure as you have pointed out the safety concerns and why the 8' fence does have its benefits for these safety concerns. We have to be consistent. Brett shared information regarding the fencing regulations for pools. John Allen commented regarding fencing. Amy Trulik replied that is a topic for another meeting. Atty. Farrington stated that this would be something to take up with the Supervisors. Brett stated that this is just about the aesthetics and really nothing more. Mike Ogin

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asked Ken where do we go from here? Ken replied, I did prepare a letter and I can go down through the comments. Ken read through the Bankson Engineer comment letter. Brett and Mike discussed the changes that were noted in Bankson’s review letter. Atty. Farrington stated that since they are just requesting preliminary approval, we don’t have to take any action at this time. Ken stated that your desire at this time is to get preliminary approval with the Supervisors so you can then move forward to schedule a Conditional Use Public Hearing. Brett replied, yes, that is what we understood.

On a motion of Amy Trulik, seconded by Sue Gregory to make a favorable recommendation of the Heritage Crossing Preliminary Site Plan and sending onto the Supervisors to set date and time for Conditional Use Public Hearing contingent upon complying with Bankson Engineers comment letter received 6/28/19. Motion Carried. Un. Approval.

INFORMATIONAL DISCUSSION REGARDING THE BUFFALO CREEK NATURE CENTER

A representative with the Audubon Society of Western PA was in attendance regarding an informational update of the Buffalo Creek Nature Center, formerly known as the Oregon Club, located at 154 Monroe Road, Sarver, PA.

Ken Howard showed the new proposed map of the Buffalo Creek Nature Center to the Planning Commission Members. It is posted on the wall in the Meeting room for all to view.

DISCUSSION REGARDING SITE PLAN ALONG N. PIKE ROAD

Mr. Ethan Brice, Assistant Project Manager with Civil & Environmental Consultants, Inc. and Marc Seiavitch, Real Estate Manager with PennTex Ventures were in attendance regarding a pre-application request for a retail development at 339 N. Pike Road. The property is zoned B-2 Central Business District. Ethan stated we are the preferred developers for Dollar General in Western PA as well as other locations. They have enlisted us to be the Developer and they will be the third-party tenant to occupy the space at 339 N. Pike Road. We are just here for a preapplication meeting to discuss what we are constructing moving forward. Ethan stated we are here meet with the township, the Engineer and the Solicitor to present a concept, evaluate it and have some discussions and recommendations and ultimately what we want to accomplish from this preempt meeting is to pave a path forward for the municipal approval. Some things to note on this site plan, it is located along a state route so we will have to go through the Penn DOT Permitting Process. We will be disturbing more than one acre so we will have to get an NPDES Permit through the County Conservation District. We did some preliminary due diligence on this site for the utilities and pointed out some areas on the plan. Public sanitary is not available to this site so we plan on using an on-lot sewer system. Site improvements will be an asphalt driveway, parking, handicap spots, concrete sidewalks, a garbage receptacle that will be enclosed with a wooden fence. Behind the building there will be some type of bioretention basin but it isn’t on our design yet to control the stormwater. There will be 30 parking spaces on site and the building will be 9100 square feet. We did a preliminary ordinance

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review and one thing we noticed when we did our survey and our due diligence, that there is a township line here between Winfield and Buffalo. Our understanding is that this parcel has now been rezoned to B-1/B-2 and so with the Ordinance review we followed the B-1 and b-2 requirements. We weren't sure if this line has been adjusted for the property. So, we are trying to find out about this today. It appears that Franklin Drive is the Township line. Ken Howard stated that the Garvin Family just changed the Zoning and I am not sure if the county has made the change to the Tax maps or not and stated that their office can check into that. Ethan stated that another thing we noticed was that there is a residential property to the north and to the south of this property. Dollar General requires privacy fence anytime they are abutting a residential property to screen the development from those residences. Atty. Farrington asked about if they have done any type of traffic study due to the left in, left out or right in, right out? Ethan stated that they have used truck turning analysis using software and we have studied both left, in left out and right in, right out on this location right here. Ethan stated that in the past we haven't required the Traffic Study or Scoping Meeting. Ken stated that there will have to be a Transportation Scoping Meeting with Penn DOT. Ken stated that the township will expect you to do a traffic study and will have one of those meetings. That will definitely be a recommendation. Atty. Farrington agreed. Ethan asked Ken if he would coordinate that with him? Ken replied that will be fine. Ethan stated that another thing we were hoping to accomplish, and I know that it is different in every municipality, but how does the approval process work? Is the township open for preliminary/final submission? Ken stated that it would be a Land Development Site Plan that you would need to follow. The Site Plan, Stormwater Management, Traffic Impact Study, related permitting for HOP, NPDES will be part of the design which can be processed through the Site Plan Approval. Ken discussed about the PRP Plan for the MS4 Permit. Ethan asked if they are required to pay any traffic impact fee that are part of the township Ordinance? Ken replied no there aren't unless you would like to make a donation. We have had several businesses along the corridor make donations to the Capital Reserve for roadway improvements, but there is no set fee.

REMARKS FROM THE FLOOR:

Johnathon Smetanik representing FTI, Freeport Transport stated that he had questions regarding a property they own located along Ralston Road and Route 356. It is currently not used. It is Zoned A-1 Agricultural. The proposed use would be for a Dealership. We just recently got our Dealers License to be able to move our used equipment and to be able to accept trades. It is a Conditional Use for M-2 but I didn't see anything for A-1. We are not ready to do anything yet this year regarding development of the Dealership on that property, but most likely next year. I am just wondering what it would take to do that. If we would have to rezone, M-2 is across the street so it would not be considered spot zoning. There is residential zoning between that lot and ours. The entrance would be located off of Ralston Road. Ken asked is that where you dump all of that fill? Jonathon answered yes. Sue Gregory asked what all would you have there? Jonathon answered a parking lot with parked equipment along with a building that would be 100 by 60 or 80 by 80 with a sales office and an area that we could work on equipment. Ken stated that it is currently Zoned A-1. Amy and Chris stated that they can't find where the M-2 is. Jonathon pointed it out on the map. Ken

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stated that it is in the A-2 Assess Management Overlay. The A-2 Assess Management was created to promote businesses along the Route 356 Corridor. The easiest step would be to change the zoning to something that fits your use. You would need to present Site Plan Submittal designs to the township. Jonathon stated that he is aware of the process. Ken stated that it would be good to change the Zoning to the commercial type uses.

James Malinoski, 111 Knollwood Drive was in attendance regarding putting a detached carport next to his property located in the Woodbury Plan. We met with Mr. Healey and he suggested that we put some sketches together. Brian and Ken stated that these are the original subdivision drawings. Ken stated that he is on lot 22 of the original Woodbury Plan. His parcel adjoins with lot 23 and 24. This is a common boundary line between his lot and his neighbors' lot. Which just happens to be their driveway. The driveway goes up that lot line and he and his neighbor's use a common driveway. Ken stated that Knollwood Drive is a private drive and there is a 10-yard set back whereas, Woodbury Drive has a 50-yard setback and is a public drive. Atty. Farrington stated that this would fall into the 10-yard setback and would not have any conflict with based upon my review and the review of Mr. Howard. Mr. Malinoski asked if he can go ahead and get in contact with the contractor? Chris stated to get the correct paperwork off of Mr. Healey and get your permits.

ADJOURNMENT was on a motion of Amy Trulik, seconded by Sue Gregory at 9:20 pm. Motion carried.
Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY