

BUFFALO TOWNSHIP PLANNING COMMISSION

REGULAR MONTHLY MEETING

JULY 5, 2017

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on July 5, 2017, at 7:30 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, John Zurisko, Atty. Joe Charlton, Ken Howard, and Roger Kelly. Absent were Amy Trulik, who called and Donna Davis.

APPROVAL OF THE MINUTES

On motion of Grant McConnell, seconded by John Zurisko, to approve the minutes of the June 7, 2017, Regular Monthly Meeting of the Planning Commission as recorded. Motion Carried. Un. Approval.

PLEASE NOTE: THE NEXT WORKSHOP WILL BE HELD HERE ON WEDNESDAY, AUGUST 2, 2017, AT 6:30 P.M.

MOUNTAIN GATHERING LLC – PAJER COMPRESSOR STATION – EKASTOWN ROAD – SITE PLAN

Mountain Gathering, LLC is applying for a Site Plan to add 2 small compressors engines on an existing meter pad. Total acreage of the tract is 50.598 acres. The site area is approx. a 100' by 100' pad. The Conditional Use for the compressor station was approved last year.

The township office has received the Filing Fee, Site Plan, Twp. Engineer's comments (see fax dated 7/5/17), and Municipal Authority comments (The Municipal Authority does not have water facilities within this area; however, sewer lines do exist within the vicinity of this project. The sewer facilities-main lines with manholes-run southeast from the intersection of Hranica Drive and Ekastown Road. The main lines follow Bull Creek south and remain on the east side of the creek. Our facilities do not appear to be impacted by this project).

Atty. Sean Gallagher stated I represent Mountain Gathering. We received conditional use approval last year. As part of our conditional use approval, you asked us to come back for site plan approval after we received our state permit. We are scaling back the size of our Compressor Station. We are now going to go with a 960 sq. foot building on the existing pad with only one engine. Hopefully we will be able to come back at a future date for the full size. Ray Smetana asked are you going to be able to add more to that pad area? Atty. Gallagher answered if we add additional wells we will build the actual pad that was approved. Ken Howard stated we received this submittal and have the following comments. This site is located within the "M-2" Manufacturing District. The proposed use (natural gas operations) is accordance with the definition of Heavy Industry, as per the Zoning Ordinance. The

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Conditional Use standards from the Zoning Ordinance for Heavy Industry are as follows: The applicant shall provide a detailed description of the proposed use addressing each of the following impacts. The nature of the on-site processing operations, the materials used in the process, the products produced and methods for disposal of any by-products. In addition, the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations. The general scale of operation in terms of its market area, specific floor space requirements for each step of the industrial process, the total number of employees on each shift, and an overall needed site size. Any environmental impacts that are likely to be generated and specific measures employed to mitigate or eliminate any negative impacts generated by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances including, but not limited to, performance standards under Article 4 of this Ordinance. A traffic study prepared by a professional traffic engineer and meeting any standards for such studies within Buffalo Township. Mountain Gathering, LLC supplied the materials necessary to satisfy the above comments at the Conditional Use Hearing on October 12, 2016. The applicant was approved for Heavy Industry Conditional Use on the property. The Township may require a traffic study as a part of its review process for subdivisions and land developments consistent with the standards of this article (303.2). A brief traffic impact narrative was also provided at the Township Meeting which will be sufficient for the requirements outlined in this ordinance. As of the date of this letter, no information has been received regarding exterior lighting on the property. Please provide details summarizing the exterior lighting plan, if applicable, that is in compliance with Articles 4 and 5 of the Outdoor Lighting Ordinance (Ordinance No. 123). Under stormwater management, lands contained within Buffalo Township that have not had release rates established under an approved Act 167 Stormwater Management Plan. Post-development discharge rates shall not exceed the pre-development discharge rates for the 1-, 2-, 10-, 50-, 100-year storms. Post-development discharge rate for the 25-year storm shall not exceed the 10-year pre-development rate. Discharge rates do not meet this standard. Stormwater Hotspots are defined as a land development project that has a high potential to endanger local water quality and could potentially threaten groundwater reservoirs. The Township Engineer will determine what constitutes these classifications on a case-by-case basis. The PA DEP wellhead protection contaminant source list shall be used as a guide in these determinations. From that list, Pipelines and Gas Facilities are listed as common sources of groundwater contamination. The following list of wells exist (PAGWIS ID: 71289, 71056, 71288, 71033, 71381, 70998) on or within a half-mile radius of the disturbed area (as of eMapPA GIS Listing as of the date of this letter). In relation to the private water supply wells listed above in the subdivision section, please provide comments regarding how this hazard will be managed. A safety fence must be installed around all stormwater management basins. The fence shall be a minimum of 8 feet high and of a material acceptable to the Township. A gate with a minimum opening of 10 feet with lock and keys shall be provided for maintenance access. All stormwater management basins shall meet fencing requirements. Design of stormwater management facilities having 3 feet or more of water depth (measured vertically from the

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lowest elevation in the facility to the crest of the emergency spillway) shall meet the following additional requirement. The top of the embankment width shall be at least 10 feet. The current plans show a berm width of 5 feet, please revise. Prior to final approval of the SWM Site Plan and Report, the applicant shall sign the Operation and Maintenance (O & M) Agreement covering all stormwater control facilities that are to be privately owned. The company must enter into this agreement, attached hereto, in addition to the O & M Schedule as shown on the plan drawings. Please provide information about the residence time of the stormwater runoff within the SW basins. Residence time is not to exceed 72 hours. Additionally, please confirm that the SW detention facilities will be designed to provide 24-hour extended detention of the difference between the 25-year post development storm event and the 10-year pre development storm event according to Section 501.B.4. The Developer shall comply with the Grading Ordinance (Ord. No. 113) and obtain a Grading Permit. No cut or fill grade shall exceed a slope of 2:1 or fifty percent. No cut or fill grade shall exceed a slope of 3:1 or three-three percent unless such cut or fill grade is approved by the Township Engineer, said approval to be made when the Township Engineer is satisfied that the proposed cut or fill grade shall not adversely impact the environment and shall not create a condition hazardous to the safety and welfare of township residents or other persons. It appears that the slopes on the southern side of the well pad (adjacent to the meter pad), and the northern side of the site and along the access drive are proposed at 2:1. Please revise to 3:1 or provide geotechnical report that certifies to the stability of said 2:1 slopes. A sign permit will be required for proposed signs. A Final Inspection of all improvements will be required prior to issuance of the Occupancy Permit. Any approval should be conditioned upon all approvals and permits that are required from PA DEP including, but not limited to NPDES Permit for stormwater discharges associated with construction activities. Approval will be required from the County Conservation District for Soil Erosion and Sedimentation Control Plan. It appears that the proposed plan is in compliance with the Joint Municipal Comprehensive Plan.

Ken Howard asked do you have all of your permits? Atty. Gallagher answered we do. We will resolve all of the issues. We are asking for conditional approval for the Supervisors' Meeting. Ken Howard stated we can recommend conditional approval tonight. Ray Smetana stated we could make a favorable recommendation contingent on them getting all of the information to Ken. Atty. Charlton stated we can make a recommendation; if they don't have anything ready by next week, the Supervisors could table it and they can come in August.

On motion of Chris Foust, seconded by Grant McConnell, to make a favorable recommendation of the Mountain Gathering LLC, Pajer Compressor Station Site Plan to the Board of Supervisors contingent on them complying with the Twp. Engineer's Review Letter dated 7/5/17. Motion Carried.
Un. Approval.

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JACK'S AUTO PARTS INC. – EKASTOWN ROAD – SIGN

Jack's Auto Parts is requesting to replace their existing sign. The proposed sign will be approx. 78+- feet from the center of Ekastown Road. It will be attached to the ground by direct burial in a 3-foot diameter by 10-foot deep hole then cemented. The proposed sign is 5' 1 ¼ "by 6'3" cabinet with 4' by 6'3" Reader Board. The overall height of the sign will be 20'. It will be lit internally.

The township office has received a picture/description of the sign, the location of the sign, Twp. Engineer comments (see fax dated 7/5/17), and Municipal Authority comments (The Municipal Authority does not have water facilities within this area; however, sewer lines do exist within the vicinity of this project. Our sewer main line and an additional return line for our pump station run within the 50' utility easement in front of this property. All trenching and boring would require a 10' distance from our lines on both sides. To better understand where the line is in conjunction with this project, the Municipal Authority requests the Contractor to do a PA One Call and have the lines marked prior to approval to the exact location of the sign).

The Representative from Jack's Auto Parts stated we would like to replace the sign. Ken Howard stated there are a few things on our Review Letter. This site is located in the "B-2" Central Business District and "A-2" Access Management Overlay District and will have to comply with all applicable requirements for those districts. Each use may have a combination of freestanding, roof, or wall signs meeting the standards of the following table. For the "B-1", "B-2", "B-3", "M-1", and "M-2" Districts, aggregates shall be based upon separate tenancy. However, all freestanding signs of greater than thirty-two (32) square feet in area are also land developments and shall meet procedural requirements of the Buffalo Township Subdivision and Land Development Ordinance. The signage area permitted is the aggregate of 400 sq. ft. The subject sign has an approx. area of 32 sq. ft. It could not be determined, from plans submitted, the aggregate area of all other signs proposed on the property. The maximum area per sign is 144 sq. ft. The subject sign has an approx. area of 32 sq. ft. The maximum height per sign, measured from the existing grade, is 25 feet. The subject sign will have a maximum height of 20 sq. ft. The setback is 15 feet from R-O-W, 20 feet from the property lines. The subject sign will be located approx. 78 feet from the centerline of the road, said setback should exceed 15 feet from R-O-W. Side setbacks could not be verified from submitted information. The applicant has stated that the subject sign will be lit internally. The subject site is located in the "A-2" Access Management Overlay District. The "A-2" setback requirements for signs state that signs meeting all other township standards may encroach to 25' of front yard setback from the R-O-W. This requirement would supersede the front yard setback of that required in the Business Zoning Districts. The subject sign will be located approx. 78' from the centerline of the road, said setback should exceed 25' from R-O-W. Please submit structural calculations and details for sign foundation.

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Atty. Charlton stated I am anticipating that Atty. Lutz will advise the Supervisors for you to taken care of the PA One Call. Your recommendation for approval would be contingent on complying with the comments in the Bankson Engineer Letter and the Municipal Authority letter.

On motion of Chris Foust, seconded by Grant McConnell, to make a favorable recommendation of the Jack's Auto Parts Inc. Sign to the Supervisors contingent on complying with the comments in the Bankson Engineer Letter and the Municipal Authority Letter. Motion Carried. Un. Approval.

Chris Foust left the meeting at this time.

FLO'S GYMNASTICS – EXPANSION PROJECT – DISCUSSION ONLY

Rich Craft, Olson-Craft Associates, attended the meeting representing Flo's Gymnastics on Ekastown Road. He explained that it is presently 9,000 sq. ft and they would like to expand by approx. 5,500 feet. He explained the proposed stormwater management, parking, and doing excavation work to have the whole gym the same elevation. They would expand the restroom facilities and the locker area. Ray Smetana stated read our Ordinances and comply with them. If you have any questions, call Ken. Rich Craft stated we have already talked. Flo's Gymnastics original file was brought into the meeting out of the township file. Atty. Charlton stated this was originally approved as a gym/dance complex. Ken Howard stated this should be okay.

ADJOURNMENT

There being no further business, it was on motion of John Zurisko, seconded by Grant McConnell, to adjourn this meeting. Motion Carried. Un. Approval. Adjournment at 8:10 p.m.

APPROVED:

CHAIRMAN

SECRETARY