

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING JULY 7, 2021

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held via Video Conference and called to order on July 7, 2021, at 7:00 p.m. by Chairman Grant McConnell. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address for the record.

Roll Call

Grant McConnell - Present
Chris Foust – Present
Sue Gregory – Present
Amy Trulik – Present
Tim Gottus – Absent – Emailed
Scott Andreassi– 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. Grant McConnell stated that for the record, Scott Andreassi is sitting in on behalf of Joe Charlton tonight. He is from the Charlton Law Firm and he is our representation for this evening.

APPROVAL OF THE MINUTES of the May 5, 2021 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Sue Gregory, seconded by Amy Trulik. Motion Carried. Un. Approval.

LAND DEVELOPMENT

ARBY’S RESTAURANT – 704 S. PIKE ROAD – SIGNAGE

G & G Lighting Maintenance is submitting a proposal for the Design Team Sign Company for property located at 704 S. Pike Road, Sarver, PA. The owner of the property is the Countrywide Petroleum Co. The Design Team is purposing signage for the Arby’s Restaurant that will be located at that site.

The township office is in receipt of the Sign application, pictures and detailed description of the sign, the location of the sign, Municipal Authority of Buffalo Township comments rec’d 6/28/21; All pole mounted signs or proposed sign requiring ground disturbance, must be at least 10 feet from the water main line that abuts the front of the property Public water and sewage are available to this site; Bankson Engineer comment letter received 6/30/21; ZONING: 410.: Each use may have a combination of freestanding, roof, or wall signs meeting the standards of the table (Reference Zoning Ordinance Sections 410.2). Please demonstrate on the site plan that the proposed pole sign complies with the right-of-way and property line setback requirements. GENERAL COMMENTS: 1. Please submit supporting structural information in the form of detail drawings, dimensions, calculations demonstrating

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that the proposed pole structure will be able to accommodate the proposed sign(s) and will not be a wind hazard or a threat to human life or property in any other way. We recommend that Approval of the subject Sign Application may be granted at this time, contingent upon satisfaction of all comments outlined above.

Ken Howard stated there are two outstanding items as noted above. Everything that was submitted looks great and the square footages are less than what they are allowed to have for signs. We still need the items above provided to us that are noted above prior to next week's meeting. There was no one to represent the Arby's Signage Plan present at the meeting.

On a motion of , seconded by to favorably recommend the Arby's Restaurant Signage proposal contingent upon Bankson Engineers comment letter dated 6/30/21. Motion Carried. Un. Approval.

GASIENSKI PLAN – 123 GRIMM ROAD – SUBDIVISION

Graff Surveying LLC is submitting a proposal for property located at 123 Grimm Road for Lydia Gasienski. They are proposing to subdivide a 2.001-acre lot off an existing 49.354-acre parcel. The proposed Lot 1 has been tested for an on lot septic system for a single-family residential dwelling. The residual has an existing dwelling.

The township office is in receipt of the Subdivision application, the filing fee, copies of the plan, Butler County Planning Commission comment letter received 6/28/21; BCPC did not have any comments on this plan; Municipal Authority comment letter received 6/28/21; Public sewage is not available. Public water is available and abuts the front of both the properties; therefore, tapping into the water will be mandatory if the structure is build within 150 feet of the water man (Buffalo Township Ordinance #36). If this is the case, the applicant is encouraged to contact the Municipal Authority for further details; Bankson Engineers comment letter received 6/28/21; SUBDIVISION: 213.D: Public Sites and Open Spaces: We recommend that the Applicant provide the fee-in-lieu-of land dedication prior to Final Approval of the Subdivision Plan Application. 307: Water and Sewer: We recommend that the Applicant provide evidence of water and sewer system provisions that meet the Pennsylvania Department of Environmental Protection (PADEP) requirements. The Applicant shall provide evidence of the approved PADEP Sewage Facilities Planning Module. We recommend that Approval of the subject Subdivision Plan Application may be granted at this time, contingent upon satisfaction of all comments outlined above and the receipt of any/all applicable permits, Fee in Lieu of payment received 7/8/21.

Ken Howard stated this is another fine plan submitted by Graff Surveying. There are two outstanding items as noted above. Lydia Gasienski was present for the meeting and shared some information regarding the sewage paperwork that was submitted and stated that she could take care of the Fee in Lieu of as well.

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On a motion of Chris Foust, seconded by Amy Trulik to favorably recommend approval of the Gasienski Subdivision Plan contingent upon satisfaction of all comments outlined above, payment of Fee in Lieu of and receipt of any/all applicable permits. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Ricco Sosa was present with his Real Estate Agent Joy Foust of Czekalski Realty regarding property for sale at 201 Harbison Road. Mr. Sosa was wanting to purchase the property and put a 2-bedroom modular home on the land for his mother. The house that used to be on that property burnt down around the year 2010. The Planning Commission members as well as Ken Howard the township Engineer were asking for more general information regarding the property such as where the house would be set up on the property and how close it would be to the hillside and creek on the back side of the property.

Ken Howard stated that there is a Preliminary updated Zoning Map and A-2 Access Overlay Map on the front table that need to be looked over. They have the updated Amendments to the Buffalo Township Ordinances on them. They will need approved so that copies can be made and distributed.

Grant McConnell, Planning Commission Chairman asked Ken if he had found any grants that could be used toward the Comprehensive Plan? Ken stated, no he had not but will look into it. Grant stated that he had discussed this a while back with the Board of Supervisors. The Comprehensive Plan needs revisited and updated because it hasn't been done for approximately 13 years and should be done every 10 years. The last was coordinated with Clinton Township. Grant stated that he is waiting to hear back from Atty. Farrington about finding someone to oversee this.

ADJOURNMENT

There being no further business, it was on motion of Amy Trulik, seconded by Chris Foust, to adjourn this Meeting at 8:40 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY