

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – AUGUST 5, 2020

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held Wednesday, August 5, 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 – Present
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 July 1, 2020 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

REHAK/CAMERLO PLAN LOT LINE REVISION

Graff Surveying LLC is submitting a proposal for D. Rehak, S. Camerlo and L. Sherry. They are proposing to revise two existing tax parcels totaling 40.77 acres. Parcel number S4-D5 was 30.5 acres and will convey 26.64 acres to parcel S4-G, making the revised acreage 3.86 acres with an existing dwelling. Parcel number S4-G was originally 10.27 acres and will be 36.91 acres after the conveyance.

The Township office has received the application, the filing fee, copies of the plan, the Municipal Authority comment letter rec'd 7/24/2020; MABT does not have public water or sewage service within the vicinity of this project. Bankson Engineer comment letter rec'd 7/31/2020; Bankson Engineers recommends that approval of the subject subdivision plan may be granted at this time.

Mr. D. Rehak was present. Ken Howard spoke regarding this plan and stated that this is a simple lot line revision plan that Stan Graff did a great job at preparing this plan and that we would recommend that the board approve this plan as presented.

On a motion of Tim Gottus, seconded by Chris Foust to favorably recommend the Rehak/Camerlo Lot Line Revision Plan as presented. Motion Carried. Un. Approval.

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

Tabled on 7/1/2020. On a motion of Tim Gottus, seconded by Sue Gregory to remove Holbein, Inc., Self Service Storage Facility from table. Motion Carried. Un. Approval.

Atty. Charlton stated that he was going to recuse his self from this because he represents Holbein, Inc. in various other matters so Atty. Farrington will be available to take over on this item.

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 revised comment letter received 7/31/2020; **Zoning:** This site is located 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. 1. Original Comment: We recommend that the Applicant show the setback lines on the Plan Drawings and complete the table of zoning details on the title sheet of the Plan Drawings. *Applicant Response: The setback lines and the parcel area are now shown on the site plans. Additionally, the zoning chart has been updated on the cover page.* **7/31/2020 Comment: Maximum coverage data should be provided, even if the current coverage will be effectively zero. SUBDIVISION: 302.2:** Original Comment: 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%. *Applicant Response: A modification is being requested to permit 26.49% of the slopes exceeding 25%. See modification request for justification.* **7/31/2020 Comment: All modification requests will be considered by the Board of Supervisors.** 302.3: Original Comment: 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 the Governing Body. It appears as if the applicant is proposing to grade within 50' feet of natural drainageways. *Applicant Response: The 50' stream disturbance has been minimized to the extent possible. A modification is requested to permit*

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required grading for access management connector and stormwater facilities as shown on the plans.

See modifications request for justification. 7/31/2020 Comment: All modification requests will be

considered by the Board of Supervisors. STORMWATER MANAGEMENT: 301.M: Original comment:

Any stormwater management facilities regulated by this Ordinance that will be located on or discharges onto State highway rights-of-ways shall be subject to Approval by the Pennsylvania Department of Transportation (PENNDOT). *Applicant Response: The stormwater report will be part of the driveway HOP submission to PennDOT.*

7/31/2020 Comment: We recommend that a copy of the Highway

Occupancy Permit and written approval from PennDOT for stormwater discharges onto the state highway right of way should be a condition of preliminary/final approval, and should be provided to the Township, once received.

501.B.2: Original Comment: It appears as if the applicant is proposing to conduct grading activities within 5 feet of the property line. *Applicant Response: The grading has been revised to be more than 5' from the property line.*

7/31/2020 Comment: It appears as if proposed grading is to occur within five (5) feet of the State Highway right of way line.

501.2: Original Comment: It appears as if the applicant is proposing two discharge points(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 its property and provide supporting calculations that demonstrate that adequate downstream conveyance facilities exist to receive the concentrated discharge from the proposed development. *Applicant Response: The stormwater discharges have been combined to one discharge location. Each stormwater basin will discharge to the existing stream on the property, then flow thru an existing 36" culvert under South Pike Road (SR 356). Our calculations show a decrease in the rate which the stormwater will leave the site, therefore the culvert should not be affected.*

7/31/2020

Comment: We recommend that the applicant provide calculations that demonstrate sufficient downstream capacity to convey the proposed discharges to surface Waters of the Commonwealth and prepare an offsite discharge analysis that is consistent with the PA DEP requirements and the Township Ordinances.

1. Original Comment: We recommend that the applicant provide post construction time of concentration calculations for review. *Applicant Response: The post-construction time of concentration calculations are included in appendix 9 of the report.*

7/31/2020 Comment: We recommend that the use of 0.40 as a Manning's N. value for sheet flow be further justified. Post-construction time of concentrations that exceed pre-construction time of concentrations does not seem reasonable for this site.

2. Original Comment: All references to and worksheets for, the Heritage Crossing project should be removed from the PCSM Report as these materials are not applicable.

Applicant Response: All references to Heritage Crossing have been removed.

7/31/2020 Comments: References to Heritage Crossing still exist in the PCSM Report Document.

3. We recommend that the applicant justify the use of smaller drainage areas for the design of the Managed Release Concept. 4.

The storm sewer from Inlet #6-1 which flows into Dry Extended Detention Basin #1 is located directly adjacent to the facility outlet control structure. We recommend that the applicant clarify how short

circuiting of the facility will be avoided. 5. The invert elevation of the 15" diameter reinforced concrete pipe drain line from Dry Extended Detention Basin #1 shown on the Plan Drawings does not match the

PCSM Report document. **GENERAL COMMENTS:** 1. Original Comment: The Drawings indicate that 2:1 grading is proposed on the site. The applicant should submit a geotechnical engineer's report that

supports the construction of 2:1 slopes on the project site. *Applicant Response: The developer is having a geotechnical engineer review the grading plan and will provide testing and documentation during*

7/31/2020 Comments: We recommend that a geotechnical report certifying the stability of the proposed 2:1 slopes should be a condition of final approval.

2. 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. Township Grading Permit.

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c. PennDOT HOP. d. General Permit for Minor Roadway 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 Engineer stated that we do have a review letter that has been prepared and have been working with Mike Ogin of Gateway Engineers over the last few days and this afternoon we were on site and looked at some items on this project. Ken read through the letter and briefly reviewed the old comments that they feel can be handled pretty easily and discussed the modifications that they are requesting. Ken stated that he, Mike Ogin and walked the discharge channel that is on the north side of route 356 where there have been some drainage issues at the end of Younkins Drive and where some of the storm sewer facilities were rebuilt in that area. We discussed this with Mike and Clayton Holbein as well and they are willing to take a look at that area and do some work so that it can handle the discharge there. This is a pretty serious thing that we have asked them to look at and they have agreed to check it out. We will be meeting there tomorrow at 7:30 am if any one would like to join us. It seems that they are willing to address that situation. Ken stated that it would be our recommendation to approve this with the contingencies and one of the contingencies would be getting approval from the DEP. Mike Ogin spoke regarding the drainage issue along route 356 and the NPDES Permitting and wanting to move this to the next level to keep moving forward. Atty. Farrington stated that from his end the proposed modifications from the Board of Supervisors and he did speak with TJ Stephens with Bankson Engineers today that he doesn't see those as being a problem. He asked about the grading being 5 feet from the property line or 5 feet from the PennDOT Right of Way. Ken answered Atty. Farrington's question that it is more of a PennDOT obstacle than a township obstacle.

On a motion of Tim Gottus, seconded by Amy Trulik to favorably recommend moving the Holbein, Inc. Self-Service Storage Facility Preliminary Site Plan onto the Supervisors with contingencies as stated in Bankson Engineers comment letter dated 7/31/2020. Motion Carried. Un. Approval.

OAK CREEK FARMS - JOHN M. ALLEN, JR. FAMILY TRUST PLAN NO. 2 – FINAL SUBDIVISION

Tabled on 7/1/2020. On a motion of Sue Gregory, seconded by Chris Foust to remove the John M. Allen Jr. Family Trust Plan No. 2 Final Subdivision Plan from table. Motion Carried. Un. Approval.

Gateway Engineers is submitting a proposal for the John M. Allen Jr. Family Trust property located along Parker Road. The proposal is to subdivide 28.8 acres from the 108.6 residual tract leaving 2 additional parcel for future development and one lot for a residential dwelling. The property is adjoining and lies south east of the Twin Oaks Development.

The Township office is in receipt of the application, filing fee, copies of the plan, the Municipal Authority comments received 6/24/2020; EDU's were previously approved per Act 537 Planning (letter from DEP dated January 9, 2018) and will need revisited upon submission of the Act 537 Planning Module. Bankson Engineer revised comment letter received 7/31/2020; we have reviewed the application and recommend that approval of the subdivision plan may be granted at this time.

Ken Howard stated that there was only one minor item that we asked them to show and they took care of that. We recommend approval as presented on this subdivision.

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On a motion of Chris Foust, seconded by Sue Gregory to favorably recommend moving the Oak Creek Farm, John M. Allen Jr. Family Jr. Family Trust Plan No. 2 Final Subdivision Plan on to the Supervisors. Motion Carried. Un. Approval.

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

Tabled on 7/1/2020. On a motion of Amy Trulik, seconded by Chris Foust to remove Oak Creek Farms Preliminary Site Plan/Conditional Use/Subdivision from table. Motion Carried. Un. Approval.

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.

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 revised comment letter received 8/3/2020; **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 hold a Conditional Use Hearing and obtain Conditional Use Approval prior to receiving Final Approval and commencing activities on site. The Applicant is proposing the following modifications to the R-1 Zoning Standards 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. **SUBDIVISION:** 213: Original Comment: Public Sites and Open Spaces: As this Planned Residential Development will create new residential dwelling units, the Applicant is required to provide a dedication of land for recreational use or pay the fee in lieu of such dedication. *Applicant Response: The developer is proposing to pay the fee in lieu to satisfy this requirement.* **8/3/2020 Comment: We recommend that the fee in lieu of land dedication should be a condition of Final Approval.** **STORMWATER MANAGEMENT:** 501.B.2: It appears as if the applicant is proposing to grade within five (5) feet of its property line. 502.H: We recommend that the applicant provide justification for the use of 0.80 as a Manning's n value for Post-Construction Drainage Area 2A and 0.20 as a Manning's n value for Drainage Area 1C. **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. *Applicant Response: A*

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geotechnical engineers report will be submitted under separate cover. **8/3/2020 Comment: Geotechnical engineer’s report will be a condition of Final Approval.** 2. Original Comment: Watercourse 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. Applicant Response: Watercourse easements shown are existing easements having previously been recorded in Plan Book Volume 368, Page 17. Watercourses are now labeled on sheet C001. **8/3/2020 Comment: Our office recommends that the easements for natural drainage ways be extended from 15 feet to 20 feet, per the Ordinance.** 3. 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 with Construction Activities. b. Sanitary Sewage Facilities Planning Module. c. Township Grading Permit. d. PennDOT Highway Occupancy Permit. e. General Permit for Minor Road Crossing. We recommend that the Preliminary Land Development Plan Application for the Oak Creek Farms Planned Residential Development may be approved, with contingencies , at this time. The recommended contingencies are as follows: the applicant shall hold a Conditional Use Hearing and subsequently obtain Conditional Use Approval from the Board of Supervisors. Following Conditional Use Approval, the applicant should adequately resolve all comments described above and obtain all necessary permits. It is inherently understood that the applicant will return to the Township to obtain Final Approval of this Land Development Plan Application.

Ken Howard with Bankson Engineers stated that they have a letter with a few minor outstanding items in it. The main thing is that they are seeking to have a Conditional Use Hearing because they are asking for approval to have lots that are smaller than the current PRD size limitation in our Ordinance. I would suggest granting preliminary approval at this time to move along to the Board of Supervisors so they can schedule the Conditional Use Hearing.

On a motion of Chris Foust, seconded by Sue Gregory to make a favorable recommendation of the Oak Creek Farms Preliminary Site Plan PRD Phase and move along to the Supervisors to advertise and schedule for a Conditional Use Hearing. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

There were no remarks from anyone attending the zoom meeting.

ADJOURNMENT was on a motion of Tim Gottus, seconded by Chris Foust at 8:05 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY