

BUFFALO TOWNSHIP PLANNING COMMISSION

REGULAR MONTHLY MEETING

SEPTEMBER 6, 2017

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on September 6, 2017, at 7:40 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, Chris Foust, Donna Davis, John Zurisko, Amy Trulik, Atty. Joe Charlton, Ken Howard, David Ivanek, and Roger Kelly. Absent was Dave Koedel who emailed.

APPROVAL OF THE MINUTES

On motion of Grant McConnell, seconded by Amy Trulik, to approve the minutes of the Aug. 2, 2017, Regular Monthly Meeting of the Planning Commission as recorded. Motion Carried. Un. Approval.

F & M CHAMPION TRAINING CENTER, LLC (FLO'S GYM) EXPANSION – SITE PLAN – EKASTOWN ROAD

On motion of Grant McConnell, seconded by Donna Davis, to remove F & M Champion Training Center Expansion Site Plan from the table of 8/2/17. Motion Carried. Un. Approval.

F & M Champion Training Center, LLC is proposing an addition to their existing building at 732 Ekastown Road. The existing building is a total of 9,174 sq. ft. The proposed addition is a total of 6,437 sq. ft.

The township office has received the Site Plan, Filing Fee, Butler County Planning Commission comments (BCPC did not review information pertaining to storm water. This plan requires a Storm Water Management Site Plan as per PA Act 167 Local Ordinance. BCPC did not have any other comments on this plan as per letter received on 8/21/17), Municipal Authority Comments (MABT does not have public water service within the vicinity of this project; however, public sewage is available and already services this premise. The project has no impact on sewage service as per letter received on 7/27/17), and Twp. Engineer's comments (letter received via email on 8/2/17 and letter dated 9/5/17).

Ken Howard stated we had quite a few discussions with Richard Craft. Richard Craft stated based on some of the comments from the last meeting we have made changes and have addressed some of the items; however, we are still dealing with some stormwater management issues. The owner has elected to not proceed with the easement on the Gregori Property. They have pointed us in another direction as far as the design. We would like to discuss Bankson Engineers' comments regarding lighting. Since the last meeting our office has provided the lighting plan. Because the existing lighting is planned to remain, F & M Champion Training Center is requesting a modification to permit the use of

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the existing lighting on-site. The fixtures have been in operation for many years and we are not aware of any issues regarding the lighting. Our office on their behalf is requesting a modification for the lighting. This is very similar to the parking lot issue that we discussed last month. Ray Smetana stated so stormwater management is not settled. Richard Craft stated right. We are dealing with some issues; we would like to avoid Penn Dot and the NPDES Permit. The existing wall mounted light fixtures are approximately 15 feet above the floor elevation and the existing parking lot is significantly lower than the building (up to 10 feet lower). F & M Champion Training Center is requesting a modification to permit the use of the existing lighting on-site. F & M Champion Training Center is requesting a modification to permit the use of the isometric foot candle data on the submitted C800 Plan, which shows the extent of the lighting from the existing fixtures and proposed matching fixtures. The catalog cuts for the existing fixtures are shown on the plan and the intention is to supply two new fixtures of the same lights for consistency on the site. Ken Howard asked do you know the year that the lights were installed? David Ivanek stated he believes it was either 2003 or 2004. Ken Howard stated that our lighting requirements went into effect in April of 2009. You could allow them to use the lights there if there aren't any issues. They should get light on the portion of the lot that doesn't have light. Richard Craft commented about the amount of parking and night time hours. Ken Howard explained that is not what the Ordinance says. I am not sure how the side wall on the side of the building affects the light. Atty. Charlton asked how are we on the time for this? Rhonda Swartz stated it was on the Planning Commission's August Agenda. Ken Howard suggested they write a letter granting an extension to the 90 day time period. Richard Craft stated we will send a letter if necessary. David Ivanek commented on the discussion yesterday concerning the storm water management system. Ken Howard stated they want to stay under one acre.

On motion of Donna Davis, seconded by Chris Foust, to table the F & M Champion Training Center, LLC (Flo's Gym) Site Plan for expansion on Ekastown Road. Motion Carried. Un. Approval.

JAROSINSKI/CLARK – LOT LINE REVISION – JAROSKINSKI LANE & FLEMING ROAD

Kevin P. Jarosinski and Jeffrey D. & Erica C. Clark are proposing a lot line revision on their properties located on Jarosinski Lane and Fleming Road. The properties are located in the "A-1" Agricultural District. The purpose of this Plan is to add Parcels A & B belonging to Jeffrey D. & Erica C. Clark to adjacent lands of Kevin Jarosinski. No new building lots are being created by this Plan. The Clark's Property will be a new total of 7.71 acres; Kevin Jarosinski's property will be a new total of 17.95 acres.

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The township office has received copies the Plan, Filing Fee, Butler County Planning Commission Comments (BCPC did not have any comments on this Plan), Municipal Authority Comments (BCPC did not have any comments on this Plan), Municipal Authority Comments (MABT does not have public water or sewage in the vicinity of this Plan), and Township Engineer's comments (see fax dated 9/6/17).

Ken Howard stated we have two minor comments on this Lot Line Revision. It appears that both parcels—N/F Clark & N/F Jarosinski—are existing non-conforming uses, having structures not meeting the required building setbacks. The subject Lot Line Revision will not remedy these non-conforming conditions. The "A-1" Agricultural District Yard Standards shall be denoted on the Plan.

On motion of Grant McConnell, seconded by John Zurisko, to make a favorable recommendation of the Jarosinski/Clark Lot Line Revision contingent on making the change in the drawings as per the Township Engineer's comments in fax dated 9/6/17. Motion Carried. Un. Approval.

SWARTZLANDER/ZURISKO PLAN – LOT LINE REVISION – DOYLE ROAD

Richard & Pearl Swartzlander and John & Susan Zurisko are proposing a lot line revision on their properties located on Doyle Road. They are proposing to divide a vacant 1.10 acre parcel belonging to the Swartzlander's. John & Susan Zurisko's Lot #1 will be a new total of 2.812 acres. Richard & Pearl Swartzlander's Lot #2 will be a new total of 1.797 acres.

The township office has received copies of the Plan, Filing Fee, Butler County Planning Commission Comments (BCPC did not have any comments on this Plan), Municipal Authority of Buffalo Township Comments (MABT provides public water and sewer service to both of these properties), and Twp. Engineer Comments.

David Ivanek stated this is a simple lot line revision. There are three separate parcels involved. One owner owns two. The other owner owns one. They are moving the lot line on the middle parcel. Lot #1 and Lot #2 are non-conforming uses, being the building setbacks, that can't be corrected. The Swartzlander Parcel is listed as 1.10 acres and in the chart it is denoted as 1.103 acres. The .03 will need to be deleted. The back portion of Lot #1 is zoned "B-2" and "A-2" Access Overlay Zoning. They will need to show the zoning line and the additional yard requirements for the additional districts. Ray Smetana asked if the changes could be made before the Supervisors' Meeting? John Zurisko answered yes. Atty. Charlton told John Zurisko that he will need to state the reason he is abstaining.

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On motion of Grant McConnell, seconded by Chris Foust, to make a favorable recommendation to the Board of Supervisors. A Roll Call Vote was taken. Motion Carried on a Roll Call Vote. John Zurisko abstained because he is the owner of one of the parcels in the lot line revision.

Roll Call Vote

Ray Smetana	Yes	Grant McConnell	Yes	Chris Foust	Yes
Donna Davis	Yes	John Zurisko	Abstain	Amy Trulik	Yes

REMARKS FROM THE FLOOR

Victor Colon attended the meeting to ask about property that he and his wife are interested in purchasing located across from Buffalo Elementary School. It is a total of 1.1 acres. He wanted to make sure that it is a building lot and that public water and sewage are available. The Planning Commission told him to call the Municipal Authority about the availability of public water and sewage. The zoning of the property was discussed. Atty. Charlton stated make sure you have the proper setbacks.

ADJOURNMENT

There being no further business, it was on motion of Grant McConnell, seconded by John Zurisko, to adjourn this meeting. Motion Carried. Un. Approval. Adjournment at 8:f10 p.m.

APPROVED:

CHAIRMAN

SECRETARY