

**REGULAR MONTHLY MEETING VIA VIDEO CONFERENCE – AGENDA – MARCH 10, 2021 -7:30 PM**

**1 – CALL THE MARCH 10, 2021 REGULAR MONTHLY MEETING OF THE BOARD OF SUPERVISORS TO ORDER**

**2 – PLEDGE OF ALLEGIANCE**

**3 – THIS MEETING IS BEING RECORDED. IF ANYONE IS TAPING THIS MEETING, PLEASE STATE YOUR NAME AND ADDRESS**

**4 – ROLL CALL**

**5 – ANNOUNCEMENT OF EXECUTIVE SESSIONS; PERSONNEL; AND/OR INFO-GATHERING MEETINGS OF THE BOARD:**

a. The Buffalo Township Supervisor met at the Township Building on Tuesday, Feb. 2.

b. The Buffalo Township Board of Supervisors met via video conference with their Solicitor on Wednesday, Feb. 10.

**6 – PUBLIC COMMENT ON AGENDA ITEMS**

**7 – APPROVAL OF THE MINUTES** of the February 10, 2021, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded

**8 – ACCEPTANCE OF THE TREASURER’S REPORT FOR FEBRUARY 1-28, 2021 INCLUSIVE FOR AUDIT**

**9– MOTION TO PAY THE MONTHLY BILLS**

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**OLD BUSINESS:**

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**NEW BUSINESS:**

1. **MOTION TO APPROVE TOWNSHIP SHARE OF TAX COLLECTOR AUDIT.**
2. **MOTION TO PAY REGISTRATION FEES AND EXPENSES FOR THOSE OFFICIALS ATTENDING THE 2021 SPRING CONVENTION.**
3. **MOTION TO SET DATE FOR 2021 SPRING ROAD TOUR.**
4. **APPROVAL FOR THE ADVERTISING OF BIDS FOR ROAD REPAIRS BY SUBCONTRACTORS.**
5. **DISCUSSION/POSSIBLE MOTION TO PURCHASE NEW PAYLOADER.**
6. **DISCUSSION/POSSIBLE MOTION TO PURCHASE NEW TRACTOR WITH MOWER.**
7. **DISCUSSION/POSSIBLE MOTION REGARDING THE PARKS & RECREATION COMMITTEE.**
8. **DISCUSSION/POSSIBLE MOTION REGARDING THE FRIENDS OF BUFFALO TOWNSHIP.**
9. **DISCUSSION/MOTION TO APPOINT BUFFALO TOWNSHIP ROAD MASTER.**

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**LAND DEVELOPMENT**

**HILLIARD – 142 DOYLE ROAD – LOT LINE REVISION**

Jones Consultants is proposing a Lot Line Revision for property located at 142 Doyle Road. The proposed project is to add 0.50 acres to existing Lot 040-1F05-15A2 from a larger tract of land Lot 040-1F05-15A. The properties are owned by Dale Hilliard.

Rec'd Application  
Rec'd Filing Fee  
Rec'd Copies of Plan  
Rec'd Butler County Planning Commission Comments  
Rec'd Municipal Authority Comments  
Rec'd Bankson Engineer Comments  
Rec'd Planning Commission Comments

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**HERITAGE CROSSING PLAN – SANDY RIDGE DRIVE – SIGNAGE**

Heritage Crossing Partners, LP is proposing a sign at the entrance to the Heritage Crossing Plan which will be located along Sandy Ridge Drive beside the Clubhouse.

Rec'd Sign Application  
Rec'd Sign Plan  
Rec'd Municipal Authority Comments  
Rec'd Bankson Engineer Comments  
Rec'd Planning Commission Comments

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**PROPOSED AMENDMENT #5 TO ZONING ORDINANCE #135**

Todd & April Nussbaumer along with their Counsel Benjamin B. Levine, Esq. and Benjamin Levine Law, LLC are proposing a Zoning Change of property located at 808 South Pike Road, Sarver, PA 16055. The 0.86 acres of property is presently Zoned R-2 Residential District and the proposed Zoning is B-1 Business District. The property is owned by Mary Costan and is currently vacant. The proposed use of the property would be a Plumbing Business. Letter of withdrawal received from Atty. Benjamin Levine on Monday, March 1, 2021.

Rec'd Petition for Amendment for Zoning  
Rec'd Filing Fee  
Rec'd Legal Description of Property  
Rec'd Map, showing location of property  
Rec'd List of property owners within 300'  
Rec'd Butler County Planning Commission Comments  
Rec'd Municipal Authority Comments  
Rec'd Bankson Engineer Comments

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**SPC REALTY – ARBY’S RESTAURANT – PRELIMINARY SITE/LOT LINE CONSOLIDATION PLAN – 704 SOUTH PIKE ROAD**

Liadis Engineering & Surveying, Inc. is submitting a proposal for SPC Realty’s redevelopment of the existing Citgo Gas Station property located at 704 South Pike Road (Route 356). The redevelopment of this site shall change the use of this site to an Arby’s Restaurant. This property is currently zoned as B-1 Business District. The use of this site for a restaurant is a permitted use under this zone, falling under the designation of “Eating/Drinking Places”. The site also falls under the A-2 Access Management Overlay Zoning District. This property is not very deep having only 155 feet from the

road right of way line to the rear property line. Given a 100-foot front setback and a 20 feet rear setback, this results in having only 35 feet of depth within the building envelope. In a commercial area this depth is very restrictive. The Aqua Jet Car Wash building located adjacent and to the north of this property, is set back from the road right of way approximately 65 feet and the proposed Arby's building is setback approximately 70 feet. The proposed setback for the Arby's building exceeds the existing Access Management Overlay Zoning District, qualifies for the permitted allowance for a reduced setback for this site. We are aware of the proposed widening project of SR 356 and have had multiple conversations and exchanges of information with PennDOT on this matter. We are also aware there is widening of the right of way for SR 356 proposed. Again, based on conversations due to topographic differences PennDOT is currently anticipating all the anticipated right of way acquisition will be located on the east side of the road, opposite from this property. This site plan currently before the Board was also provided to Eric Buchan, the PennDOT Manager for the SR 356 project. Consolidation of Tax Parcels 040-1F05-2D30 and 040-1F05-2D31 into a single lot for proposed redevelopment of the existing Citgo Gas Station Site.

- Rec'd Site Plan/Lot Consolidation Applications
- Rec'd Site Plan/Lot Consolidation Fees
- Rec'd Site/Lot Consolidation Plans
- Rec'd Butler County Planning Commission Comments
- Rec'd Municipal Authority Comments
- Rec'd Bankson Engineers Comments
- Rec'd Planning Commission Comments

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**REMARKS FROM THE FLOOR**

**ADJOURNMENT**