

**BUFFALO TOWNSHIP PLANNING COMMISSION VIA VIDEO CONFERENCE –
AGENDA – FEBRUARY 3, 2021**

- 1 – CALL THE FEBRUARY 3, 2021 MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION MEETING 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 – APPROVAL OF THE MINUTES FROM THE JANUARY 6, 2021 REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED**
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LAND DEVELOPMENT

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

Tabled at the January 6, 2021 Meeting. 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 Parcel 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

J. LEVRI PLAN – 115 BAYBERRY DRIVE – LOT LINE REVISION

Graff Surveying is submitting a proposal for James & Margaret Levri of 115 Bayberry Drive. They are proposing a Lot Line Revision to convey a .198-acre tract from Lot 63 to Lot 62.

Rec'd Lot Line Revision Application
Rec'd Lot Line Revision Filing Fee
Rec'd Lot Line Revision Plans
Rec'd Butler County Planning Commission Comments
Rec'd Municipal Authority Comments
Rec'd Bankson Engineer Comments

REMARKS FROM THE FLOOR

ADJOURNMENT