

BUFFALO TWP. PLANNING COMMISSION – RE-ORGANIZATION & REGULAR MONTHLY MEETING AGENDA – JANUARY 6, 2021

1 – CALL THE 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

5 – ROLL CALL

6 – REORGANIZATION FOR 2021 – APPOINTMENTS

1. Appointment of **Chairman of the Planning Commission**
2. Appointment of **Vice-Chairman**
3. Appointment of **Secretary**
4. Appointment of **1st Assistant Secretary**
5. Appointment of **2nd Assistant Secretary**

8 – APPROVAL OF THE MINUTES OF THE DECEMBER 2, 2020 MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED

LAND DEVELOPMENT

OAK CREEK FARMS PRD – FINAL SITE/SUBDIVISION PLAN

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 Development currently being developed. The subdivision plan is located along Parker Road and is 28.8 acres. The property is adjoining and lies south east of the Twin Oaks Development. This plan had Conditional Use approval in September 2020. This site will have 44 lots. The lots will be an average size of 1/3 acre and include approximately 10.5 acres of undeveloped open space.

<u>Rec'd</u>	Site Plan/Subdivision Plan Application
<u>Rec'd</u>	Site Plan/Subdivision Filing Fee
<u>Rec'd</u>	Site/Subdivision Plans
<u>Rec'd</u>	Butler County Planning Commission Comments
<u>Rec'd</u>	Municipal Authority Comments
<u>Rec'd</u>	Bankson Engineers Comments

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.

<u>Rec'd</u>	Site Plan/Lot Line Application
<u>Rec'd</u>	Site Plan/Lot Line Filing Fee
<u>Rec'd</u>	Site/Lot Line Plans
<u>Rec'd</u>	Butler County Planning Commission Comments
<u>Rec'd</u>	Municipal Authority Comments
<u>Rec'd</u>	Bankson Engineers Comments

MASON PLAN NO. 1 – 760 SARVER ROAD – SUBDIVISION

Breski Surveying is submitting a proposal for D. & L. Mason for a subdivision of their property located at 760 Sarver Road. This will be a 2-lot subdivision. Lot #1 is 10.00 acres with an existing Log Cabin Single Family Residential Home and Lot #2 is 7.35 acres on a vacant lot.

<u>Rec'd</u>	Subdivision Application
<u>Rec'd</u>	Subdivision Filing Fee
<u>Rec'd</u>	Subdivision Plans
<u>Rec'd</u>	Municipal Authority Comments

Rec'd Bankson Engineer Comments

A.M. FLEMING PLAN/SARVER FREE METHODIST CHURCH – SARVER ROAD – LOT LINE REVISION

Graff Surveying is submitting a proposal for A.M Fleming of 517 Sarver Road. They are proposing a Lot Line Revision to transfer a .21-acre strip of property from the Sarver Free Methodist Church to the Flemings.

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

REMARKS FROM THE FLOOR

ADJOURNMENT