

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

**1 – CALL THE MARCH 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 FEBRUARY 3, 2021
REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP
PLANNING COMMISSION, AS RECORDED**

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

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
Butler County Planning Commission Comments

Rec'd Municipal Authority Comments
Rec'd Bankson Engineer Comments

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.

Rec'd Petition for Amendment for Zoning
Rec'd Filing Fee

<u>Rec'd</u>	Legal Description of Property
<u>Rec'd</u>	Map, showing location of property
<u>Rec'd</u>	List of property owners within 300'
<u>Rec'd</u>	Butler County Planning Commission Comments
<u>Rec'd</u>	Municipal Authority Comments
<u>Rec'd</u>	Bankson Engineer Comments

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

Tabled at the 2/3/21 Meeting. Remove from table. A 45-day extension letter was received on February 4, 2021. 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.

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

REMARKS FROM THE FLOOR

ADJOURNMENT