

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING SEPTEMBER 1, 2021

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held on September 1, 2021, at 7:00 p.m. and called to order by Chairman Grant McConnell. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address for the record.

Roll Call

- Grant McConnell - Present
- Chris Foust – Present
- Sue Gregory – Absent - Emailed
- Amy Trulik – Present
- Tim Gottus – Present
- Joe Charlton – Absent - Emailed
- Brian Farrington - Present
- Ken Howard – Present
- Rick Healey – Present

A majority of the Planning Commission Board being present, the Chairman declared the Meeting open for the transaction of business.

APPROVAL OF THE MINUTES of the July 7, 2021 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Tim Gottus, seconded by Chris Foust. Motion Carried. Un. Approval.

DISCUSSION BY SENATE ENGINEERING REGARDING PROPOSED COFFEE SHOP ALONG ROUTE 356

Bill Braun with Senate Engineering was in attendance along with Brian Wolfe who is interested in putting in an Aroma Joes Coffee Shop/drive-thru along State Route 356. It would be located at 808 S. Pike Road. They are looking to change the zoning of this property which is in the A-2 Access Management Overlay as well as in the R-1 Residential District to B-1 Business District. They are requesting a variance regarding the set back as well which is currently 100 feet. Brian Wolfe stated there would be seating inside. They will want to demolish the existing building and build a new structure to house the coffee shop/drive-thru. PennDOT Highway Occupancy Permit (the adjacent commercial business has a right in, right out drive). Traffic Study for an anticipated ADT near 100 and length of storage for drive thru window and Buffer as well as Trees/Fencing requirements. Ken Howard with Bankson Engineers stated we offer the following comments relative to the review of the Pre-Application submission: It appears as if the subject parcel is located within the R-2 General Residential Zoning District. The Applicant should clarify the intended use of the parcel. A proposed use of "Eating/Drinking Place" would necessitate an amendment to the zoning classification from R-2 to either B-1 or B-2 zoning. Although the lot exists within the A-2 Access Management Overlay Zone, we recommend the minimum front yard depth remain one hundred (100) feet to accommodate the future

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PennDOT road widening project. A PennDOT Highway Occupancy Permit would be required. The Board of Supervisors will determine the applicability of a Traffic Impact Study for the proposed development. Our office would recommend a study be performed prior to Land Development Approval. Drive-through restaurants shall have a drive-through lane one hundred and eighty (180) feet in length, providing on-site storage for a minimum of ten (10) automobiles. Buffering shall be provided in accordance with Section 606 of the Zoning Ordinance. A complete Land Development Plan Application (Preliminary and Final) would be required, as the existing structure would be demolished, and a new structure erected. Any such development would be subject to compliance with the Township’s codified Zoning, Subdivision and Land Development, Stormwater Management, Outdoor Lighting, and Grading Ordinances, as well as any governmental permitting requirements. Ken stated that it is required in the A-2 access Management Overlay that you provide cross connection easements. Bill Braun asked if there were any other properties for sale in the township that they could put this establishment on?

LAND DEVELOPMENT

There were no land development items.

REMARKS FROM THE FLOOR:

Atty. Farrington stated that he, Ken Howard, and Matt Sweeny met with Chris Rearick regarding the Comprehensive Plan. Grant McConnell was in attendance via phone.

ADJOURNMENT

There being no further business, it was on motion of Chris Foust, seconded by Tim Gottus, to adjourn this Meeting at pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY