

BUFFALO TOWNSHIP PLANNING COMMISSION– AGENDA – NOVEMBER 3, 2021

1 – CALL THE NOVEMBER 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 SEPTEMBER 1, 2021 REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED

LAND DEVELOPMENT

LAUREL HILLS MULTI-FAMILY DEVELOPMENT PRELIMINARY/FINAL SITE PLAN

Gateway Engineers is submitting a proposed Preliminary Site Plan for the Laurel Hills Development for Laurel Hills Partners, LP located on the south side of South Pike Road on parcels 040-1F77-8B and 040-1F77-7A in Buffalo Township, Butler County in the B-1 (Business District) on 28.7 acres of land. This site will be a multifamily development and the Conditional Use approval was previously granted. The site currently consists of vacant land and remnants of previous structures. The site will consist of 98 residential units and a clubhouse which is designed as a condominium community and there will be a condominium, association that will manage the open space and amenities within the site. The site slopes generally slope to the south and toward South Pike Road. Stormwater runoff currently flows overland through the property which ultimately reaches Sarver Run and the stormwater will be managed via three proposed infiltration/stormwater management detention facilities. All units will be serviced by public water and public sanitary sewer systems owned and operated by Municipal Authority of Buffalo Township running along or within the property. There are no endangered species, mine subsidence area, oil or gas wells, or documented flood ways on the site.

Rec'd Application

Rec'd Filing Fee

Rec'd Copies of Plan

Butler County Planning Commission Comments

Rec'd Municipal Authority Comments

Rec'd Bankson Engineer Comments

Rec'd TIA Report (Traffic Impact Assessment)

Rec'd PSWM Report (Post Stormwater Management Report)

LAUREL HILLS PARTNERS, LP – LOT CONSOLIDATION PLAN

Gateway Engineers is submitting a proposed Lot Line Consolidation Plan for Laurel Hills Partners, LP who currently has an agreement on parcels 040-1F77-8B and 040-1F77-7A which are located on the south side of South Pike Road (SR 356) within the Township of Buffalo. These parcels are currently owned by John M. Allen, Jr. Family

Trust and Gary L. Risch, Sr. Laurel Hills Partners, LP is purposing to combine the two aforementioned parcels into one 29.3-acre parcel for development. In addition to combining the above-mentioned lots, there is a small piece of property on the north side and a small piece of property on the north corner of parcel 040-1F77-7A that is being transferred to the neighboring parcel owned by Anthony Donatelli.

Rec'd Application
Rec'd Filing Fee
Rec'd Copies of Plan
Butler County Planning Commission Comments

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

REMARKS FROM THE FLOOR

ADJOURNMENT