

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING NOVEMBER 3, 2021

The Regular Monthly Meeting of the Buffalo Township Planning Commission was held on November 3, 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 – Absent (emailed)
Sue Gregory – Present
Amy Trulik – Absent (emailed)
Tim Gottus – Present
Joe Charlton – Present
Ken Howard – Present
Rick Healey – Absent

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 September 1, 2021 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Tim Gottus, seconded by Sue Gregory. Motion Carried. Un. Approval.

LAND DEVELOPMENT

LAUREL HILLS MULTI-FAMILY DEVELOPMENT PRELIMINARY/FINAL SITE PLAN

Gateway Engineers is submitting a purposed 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.

The Township office has received the application, filing fee, copies of the plan, Traffic Impact Assessment received, Post Stormwater Management Report received, Butler County Planning Commission Comment letter not received as of 11/3/21; Municipal Authority Comment letter received

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10/26/21; Public water and sewage are available. Construction plans for water and sewage will need submitted to the Authority for review. Letter of availability is attached; The Municipal Authority of Buffalo Township currently provides public water and sewage within the vicinity of the proposed Laurel Hills Development and has the capacity to furnish these services.; Bankson Engineer Comment letter received October 29, 2021; **PRELIMINARY COMMENTS:** 1. The Plan Drawings do not demonstrate that the proposed roadway will completely connect to Twin Oaks Drive. Per the Conditional Use Approval, it is the responsibility of the Developer to complete this connection. Additionally, it appears an additional set of inlets may be required at this location. 2. A complete design including, but not limited to, Plans, Profiles, and Details of all proposed improvements to S.R. 0356 will be required. 3. Streetlights will be required in all cul-de-sacs and at all pedestrian crosswalks. 4. A modification has been requested to allow the Developer to disturb approximately 63% of the steep slopes on the project site, by area. The Ordinance permits disturbance of these slopes up to 20% percent, by area. 5. Any signage for the proposed development will be subject to review by the Township. 6. We recommend that the Applicant submit a complete Landscaping Plan which indicates how post-development open space areas will be managed.

SUBDIVISION: 206: This project proposes the installation of public infrastructure. As such, per the Municipalities Planning Code, the Applicant is required to provide financial surety for the completion of the public improvements. Should the Applicant elect not to post financial surety, it is recommended that Final Approval not be granted until all public improvements are constructed in accordance with the Township Ordinances. 213: Public Sites and Open Spaces: As this Development will create new residential dwelling units, the Applicant is required to provide a dedication of land for recreational use or pay the fee in lieu of such dedication. 307: Water and sewer utility designs will be subject to review by the Buffalo Township Municipal Authority. Evidence of Approval shall be forwarded to the Township. 1. A final lot closure report should be provided for the subdivision. 2. It appears additional information will be required for the proposed lot line revisions to Parcels 40-1F77-7A2 and 40-1F77-7A. All existing buildings, lot lines, setback lines, as well as proposed setbacks should be shown on the Plan Drawings. **STORMWATER MANAGEMENT:** 301.G: If diffused flow is proposed to be concentrated and discharged onto an adjacent property, the Applicant must demonstrate that adequate downstream conveyance facilities exist to safely transport the concentrated discharge, or otherwise prove that no erosion, sedimentation, flooding, or other harm will result from the concentrated discharge. Please provide evidence that adequate downstream conveyance capacity exists to receive the proposed discharges at each Point of Interest. Each discharge point which drains to PennDOT rights-of-way is subject to review by the Department. Points of Interest 3 and 5 drain directly to the Township right-of-way at Parker Road. Based on a site visit conducted on October 27, 2021, the Township has determined that adequate downstream conveyance facilities do not exist at the proposed end wall location near Point of Interest 5. The Applicant must obtain any and all necessary easements and install the necessary infrastructure to ensure that adequate stormwater conveyance is provided to transport runoff from the project site to Surface Waters of the Commonwealth at all proposed off-site discharge locations. 401.B: Existing Resources and Site Analysis Plan shall be prepared to provide the Developer and the Township with a comprehensive analysis of existing conditions, both on the proposed development site and within five hundred feet of the site. 501.B.22.a: All inlets shall be tear dropped such that they are not located within the cartway. 501B.22.d.6: It appears as if the proposed spacing of inlets exceeds two hundred feet in multiple locations. Additionally,

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not all catch basins/manholes are shown on plan view. Stormwater structures should be labelled on Drawing Number C701. 1. At all points where the sidewalks intersect with the public roadway, provisions shall be made by the Applicant to ensure that the sidewalks are compliant with the requirements of the Americans with Disabilities Act (ADA). 2. It appears as if the Applicant is proposing grading within five (5) feet of the property line and encroaching onto the parcel owned by the adjoining property owner. 3. Prior to granting Approval, the Applicant shall enter into a Stormwater Management Infrastructure Operation and Maintenance Agreement with the Township. 4. A Developer's Agreement which lists the maintenance responsibilities, bonding requirements, and ownership of facilities will be required. 5. Any and all permits including, but not limited to, those shown below, shall be obtained prior to Final Approval: i. NPDES Permit for Stormwater Discharges Associated with Construction Activities ii. Township Grading Permit iii. PennDOT Highway Occupancy Permit. We recommend that the Preliminary/Final Subdivision and Land Development Plan Applications for the Laurel Hills Development should be tabled at this time. The Applicant should provide evidence of adequate resolution of all comments outlined above at which point, an additional review shall be completed. We trust the foregoing is adequate for your immediate needs. Please contact us if you require any additional information or clarification.

Mike Ogin with Gateway Engineers was in attendance and gave a presentation on what the purposed plans are for the Weaver Homes, Laurel Hills Partners Project along route 356, South Pike Road. He stated that they are purposing 98 units. Similar to what is going in by the Get Go. Not sure of the style of homes but will be the same quality. The buildings are 4 units each but there is 1 duplex, a clubhouse with a pool and parking. There will be public roads into the site and shared information regarding that. There will be 2 cul de sacs and the plan will connect into the Twin Oaks PRD. We have several comments from Bankson Engineers that we will need to update on this plan before we can have approval. Mike shared information regarding plans for the Storm Water. We are looking at making some changes as requested by Bankson Engineer regarding the retention pond. He shared information regarding the water and sewer plans with the Municipal Authority and stated that the Planning Module has been submitted to the DEP. He shared regarding having turning lanes in the area for entering the plan both north bound and south bound. This plan did have Conditional Use approval already. This is just a land development plan. Tim Gottus questioned the business of Route 356. Sue Gregory questioned if it would be and in/out only type of situation that is done at the Heritage Crossing Plan. Mike Ogin stated no, it will be full access at this location. Ken Howard with Bankson Engineers read through the above comment letter and made the Board aware that Mike has made arrangements to update all of these items and they will be coming back to the next Planning Commission meeting with the updates. Grant asked if there should be a cross connection from the Donatelli parcel to the Laurel Hills Plan. Mike stated that he could check into that.

On a motion of Sue Gregory, seconded by Tim Gottus to table the Laurel Hills Multi-Family Preliminary/Final Site Plan until all comments in Bankson Engineers review letter have been satisfied. Motion Carried. Un. Approval.

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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 forementioned 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.

The Township office has received the application, filing fee, copies of the plan, Butler County Planning Commission Comment letter received 11/3/21; Municipal Authority Comment letter received 10/26/21; Public water and sewage are available. Construction plans for water and sewage will need submitted to the Authority for review. Letter of availability is attached; The Municipal Authority of Buffalo Township currently provides public water and sewage within the vicinity of the proposed Laurel Hills Development and has the capacity to furnish these services.; Bankson Engineer Comment letter received October 29, 2021.

Ken Howard stated it might be appropriate if Mike Ogin and his team start with their presentation. Mike Ogin with Gateway Engineers presented the Lot Consolidation Plan for Laurel Hills Partners which is Weaver Homes. The Lot Consolidation plus a couple little parcels being moved around. Frontage is along route 356, South Pike Road. John Allen owns one parcel and Gary Risch owns the other parcel. Weaver Homes has and agreement on both of these properties and will be purchasing both of them. Combining the properties to make around a 29-acre parcel. Mr. Donatelli who owns the parcel adjacent to Mr. Risch's property has worked something out with Brett Schultz with Weaver Homes to obtain 2 small pieces of property. Apparently when Mr. Risch subdivided his property there was a flag left there for some reason. It is not needed and doesn't benefit the Laurel Hills Plan but does benefit Mr. Donatelli's property. Mike Ogin explained about the small pieces of property that will be going to Mr. Donatelli. Mike explained about the Lot Line Consolidation. Grant McConnell asked about the strip of land going onto Parker Road and what that was going to be used for. Mike Ogin stated that at first they thought it might be for the storm water management system but Ken feels that they should rethink that idea as it may cause an issue on Parker Road. If we alter our plan, there will not be any development there.

On a motion of Tim Gottus, seconded by Sue Gregory to table the Laurel Hills Lot Consolidation Plan until all comments in Bankson Engineers review letter have been satisfied. Motion Carried. Un. Approval.

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REMARKS FROM THE FLOOR:

Mike Ogin with Gateway Engineers stated that he has been attained by John Allen to put a plan together for Phase 3 & 4 of the Twin Oaks Plan and will be bringing the Preliminary Plan in front of the Planning Commission possibly at the December 1st Meeting.

Francesca Howden, 138 Bear Creek Road was in attendance representing LaVigneta Winery regarding putting a building on their property in the A-1 Agricultural Area for Wine Tasting. They received a Conditional Use approval in June 8, 2016 for having a family business, winery in R-2 General Residential District and A-1 Agricultural District. Just under 17 acres and we need more room to produce our wine and have a tasting room and a place to sell in Sarver. So, we are here to find out what the steps are from the township to get approval of this project. The building we are purposing is roughly 5,000 sq. feet which is think is the limit. It will be 400-700 feet behind our residence and be built in the A-1 Agricultural District. The use would be production of our wine, a tasting room and a selling area. Ken shared the Conditional Use approval from 2016. Your Engineer will have to submit a site plan for approval and then submit that for land development approval. Ken stated that Rhonda has a packet that you can get which has all the information that you would need to submit the plan to the Planning Commission. Once you have land development approval then you would get your building permit packet information and submit your information to Code Sys. Ken shared more information. Atty. Charlton stated that since this falls under land development because it is a non-residential building. I also reviewed the Conditional Use to make sure there were no land stipulations. Bob Howden, Francesca's husband and her father-in-law were in attendance. Her father-in-law Harry Howden will be the Engineer and they do have a builder.

Aleisha Reid/Bouch, 119 Buffalo Street, Freeport was in attendance regarding putting a camper trailer on a vacant piece of land at 107 Conrad Lane that is owned by her brother. It failed a perk test back then. I was trying to find if I can do this but haven't really received much as far as answers to my questions. Ken asked when was the on lot septic testing performed? Aleisha stated possibly 10 years ago. Ken stated you would need on lot testing so you would need to go through the Municipal Code Association to see if you can get an on lot septic permit. Ken stated that everything was different 10 years ago. You may be able to get that lot to pass for septic now. Aleisha asked if she could do a holding tank? Ken replied that is not typically something that you would be allowed to do for a permanent set up. They would want to see a system that would function with an on-lot permit. That is your first hurdle, secondly, it is not permissible to use a camper as a permanent residence. If you build a foundation and fasten it to that then that could be considered a permanent dwelling. I don't know what our Ordinance's say about that. Aleisha stated that Rick Healey felt that it was permitted because they're coming up with terms and conditions for Tiny Homes thing. Sue stated so you are thinking more about the Tiny House Living. A tiny trailer with a composting toilet. What about how will you get electric? Aleisha said that she was told as long as there is a transformer on the property all they would have to do is hook it up to the trailer. Sue asked if she was going to have propane and Aleisha stated that it was going to be all electric. Atty. Charlton stated that he would check into this information. Ken stated that camper parks have other stipulations. You can just follow there guidelines. Atty. Charlton stated that technically falls under mobile home. We

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are calling it a camper but it is a mobile home. It is a transportable single-family dwelling intended for permanent occupancy. Aleisha replied then that would mean I would need an on-lot septic. Ken stated that I believe that international building codes state that it has to be fastened to the ground. The DEP would have something to say about the sewage. Sue Gregory asked several questions. Several people were speaking at the same time. Ken shared more information. Atty. Charlton stated that there are a lot of restrictions now of what you can do with your waste. Rhonda asked if she would have to go through the Municipal Code Association for the sewage. Ken replied yes, they handle all of that. Sue asked if that would be a good first step. Ken replied yes. Aleisha replied so that would mean I would need another perk test? Ken stated that they would guide you on that. Rhonda can share the phone number. Sue stated that this is very fascinating. Ken said you can camp in it for a few days or weeks but you can't live in it. Several people spoke at the same time. Atty. Charlton stated that he will definitely check into all of this and come to the next Planning Commission meeting in December. Ken stated that it is necessary that you contact the MCA prior to the next PC Meeting. We can see what Atty. Charlton comes up with at the next meeting. The codes are set up to protect you. Aleisha replied she was looking at traveling with it but does want to live there when she is not traveling.

ADJOURNMENT

There being no further business, it was on motion of Tim Gottus, seconded by Sue Gregory, to adjourn this Meeting at 8:15 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY