

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – FEBRUARY 2, 2022**

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on February 2, 2022, at 7:00 p.m. 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  
Tim Gottus – Present  
Sue Gregory – Present  
Amy Trulik – Absent - Emailed  
John Zurisko – Absent - Emailed  
Joe Charlton – 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 January 5, 2022 Reorganization and Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Sue Gregory, seconded by Tim Gottus. Motion Carried. Un. Approval.

-----  
**LAND DEVELOPMENT**

**AMENDMENT #7 TO ZONING ORDINANCE #135 – 298 SARVER ROAD – ZONING CHANGE**

Countywide Petroleum is purposing a Zoning change for property located at 298 Sarver Road which is 0.316 acres, Tax Parcel number 040-1F90-A2C. The property is currently zoned B-1 and is owned by Ronald J. Jack ET AL. They are purposing the property to be rezoned to B-2. The Petitioner is Par Mar Oil Company, dba Par Mar Stores. The present use of the property is Residential. Once property is rezoned from B-1 to B-2 a lot line consolidation request will be submitted for lots 040-1F90-A2C and 1F90-A2D.

The Township office has received the Petition, Fee, Maps, Names of residents within 300', Butler County Planning Commission Comments received 1/28/22, BCPC had no comments on this request; Municipal Authority Comments received January 26, 2022; Public sewage service currently exists to tis property. Public water is not available in this area, Bankson Engineer Comment letter received 1/2/22; The property under consideration is currently located within the B-1 Business District and A-2 Access Management Overlay Zone. The applicant desires to have the subject property reclassified to B-2 Central Business District to accommodate a Gas Station/Convenience Store. The B-2 Central Business district permits a Gas Station/Convenience Store under Conditional Uses. The subject property is currently owned by Ronald Jack, Kimberly I. Smith, and John Jason Jack. Provided that the Petitioner is not the current owner of the subject property, it would be advised that the current owners of the

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – FEBRUARY 2, 2022**

subject property provide indication of their acknowledgement and/or consent of this proposed action. The B-1 Business District abuts the subject property from the south and west, while the B-2 Central Business District abuts the subject property from the north and east. As such, the proposed zoning change would not constitute a spot zoning. The proposed Gas Station/Convenience Store Use is consistent with the abutting parcel to the east, and with the B-2 Central Business Districts that exist on the corners of the Sarver Road and Ekastown Road intersection to the north and northeast. It is recommended that the zoning petition be considered, provided that the Applicant complies with all applicable requirements of the Zoning Ordinance for the B-2 Central Business District and A-2 Access Management Overlay Zone, specifically Section 208B Permitted Use Lot, Height, and Yard Standards, the Section 329 Conditional Use requirements necessary for a Gas Station/Convenience Store, and Section 606 Overlay Districts Specific Standards for B-1/B-2 Business Districts. In addition to these requirements, Lot Consolidation, Land Development, Stormwater Management, and all other applicable ordinance requirements shall also be met by the Applicant prior to any future development.

Ken Howard with Bankson Engineers read through the provided comment letter above. Dave Kalina with Liadis Engineering and Manda Metzger with Countywide Petroleum were in attendance regarding the purposed Zoning Change. Ken stated that recommends that the zoning petition be considered as long as all of the specific requirements are followed and that this be moved onto the Board of Supervisors to have a Public Hearing set.

Grant McConnell asked those in attendance if they had any comments regarding the proposed Amendment #7 to Zoning Ordinance #135. There were no comments from the audience or those in attendance on the purposed Amendment #7 to Zoning Ordinance.

On a motion of Tim Gottus, seconded by Sue Gregory to favorably recommend that Amendment #7 to Zoning Ordinance #135 for 298 Sarver Roads Zoning Change from B-1 to B-2 be moved onto the Board of Supervisors to set Hearing date, time and advertising. Motion Carried. Un. Approval.

---

**MS4 – MUNICIPAL SEPARATE STORM SEWER SYSTEM – DISCUSSION, PUBLIC EDUCATION AND SOLICITATION OF PARTICIPATION BY BANKSON ENGINEERS**

Ken Howard with Bankson Engineers was in attendance and reviewed the MS4 information with the Planning Commission Board and audience in attendance.

---

**REMARKS FROM THE FLOOR**

There were no remarks from the floor.

---

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – FEBRUARY 2, 2022**

**ADJOURNMENT**

There being no further business, it was on motion of Sue Gregory, seconded by Tim Gottus, to adjourn this Meeting at 7:10 pm. Motion Carried. Un. Approval.

**APPROVED:**

\_\_\_\_\_

**CHAIRMAN**

\_\_\_\_\_

**SECRETARY**