

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – MARCH 2, 2022

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on March 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 – Present
John Zurisko – 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 February 2, 2022 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

ZONE ONE REALTY LLC, – LOT LINE CONSOLIDATION PLAN

Jones Consultants, LLC is purposing a Lot Line Consolidation Plan for Zone One Realty, LLC. along Ekastown Road. The purpose of this plan is to consolidate 5 existing tax parcels into 1 tax parcel. The property lines east of Ekastown Road and west of Parker Road, location Old Landfill Property.

The Township office is in receipt of the application, filing fee, plans, Butler County Planning Commission comment letter received February 8, 2022; BCPC did not have any comments on this plan; Municipal Authority of Buffalo Township comment letter received February 14, 2022; Public water and sewage service are not available to this property; Bankson Engineers comment letter received February 28, 2022; SUBDIVISION: 202.2: The Site Map shall cover the entire tract and all lands within five hundred (500) feet of its boundaries and shall clearly and accurately show the following data: a) the topography with vertical contour intervals of five (5) feet or less, b) the natural features and existing culture such as woods, streams, embankments, retaining walls, structures and existing land use, c) existing and proposed streets and rights-of-way including widths, approximate gradients, types and widths of pavements, and curbs and sidewalks, d) existing and proposed easements, including widths and purposes, e) sub-surface conditions, including data on past or possible future mining activity. We recommend the Applicant provide additional details for the existing 50-foot gravel access drive, natural drainageways,

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existing building locations, the Ekastown Road right-of-way, and the Parker Road right-of-way. We recommend that Approval of the subject Subdivision Plan Application be granted at this time, contingent upon receipt of the additional information as requested.

Ken Howard read the above comment letter from Bankson Engineers and stated that he received a revised letter from Jones Consultants today and feels all requirements have been met and that the Lot Line Consolidation Plan application can be granted approval as presented at this time. Grant McConnell asked David Rice, of Wexford, PA property owner what are his plans for the property and Mr. Rice replied he is from Texas and would like to have some cows on the land and a barn in the future and stated that he would not be building a house on the property.

On a motion by Amy Trulik, seconded by Tim Gottus to favorably recommend the Zone One Realty, LLC. Lot Line Consolidation Plan as presented. Motion Carried. Un. Approval.

ROENIGK FAMILY TRUST PLAN - SUBDIVISION

Graff Surveying, LLC. is purposing a Subdivision Plan for Roenigk Family Trust at 760 Ekastown Road, Sarver, PA. The plan is to subdivide a 58.36-acre property into 3 lots. Lot 1 is 5.014 acres and has an existing dwelling. Lot 2 will be 26.546 acres and they will be requesting a non-building waiver for agricultural use & Lot 3 will be 26.82 acres and they will be requesting a waiver for agricultural use also. Both lots are to be non-buildable lots.

The Township office is in receipt of the application, filing fee, plans, Butler County Planning Commission comment letter received February 17, 2022; BCPC did not have any comments on this plan; Municipal Authority of Buffalo Township comment letter received February 17, 2022; Public water and sewage service are not available to this property; Bankson Engineers comment letter received February 28, 2022; ZONING: 403: Application of Yard Regulations: All structures, whether attached to the principal structure or not, and whether open or enclosed, including porches, carports, balconies or platforms above normal grade level, shall not project into any minimum front, side or rear yards except as noted in this section. It appears that a few structures encroach the side yard setback line along the original farm boundaries, and a spring house that will be used by Lot 1 but be located on Lot 3. We recommend that these structures be considered existing non-conforming conditions. 604.2: Standards Specific to the A-1 Agricultural District: Minimum lot width for all new lots created which front a principal road shall be four hundred (400) feet, if served by an individual driveway accessing such road. It appears as if a modification may be required. We recommend that the township consider granting a modification in this case. The existence of the pond in Lot 2 establishes circumstances such that enforcing this ordinance requirement would create an undue burden on the layout of the new properties. SUBDIVISION: 213.D: Public Sites and Open Spaces: We recommend that the Applicant provide the fee-in-lieu-of land dedication prior to Final Approval of the Subdivision Plan Application. The subject parcel exists within both Buffalo Township and Clinton Township. We recommend that Approval of the subject Subdivision Plan Application may be

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granted at this time, contingent upon Clinton Township approval, satisfaction of all comments outlined above, and the receipt of any/all applicable permits.

Atty. Charlton recused himself because he represents the Roenigk Family in other matters. Ken Howard read the comment letter from Bankson Engineers and stated that he received revised comments and a modification request today from Graff Surveying. Ken read the modification letter received 3/2/2022 from Stephen Graff of Graff Surveying, LLC. regarding the Roenigk Family Trust Plan Modification Request which stated: The property owners are hereby requesting a modification to Buffalo Township zoning ordinance §604 Standards Specific to the A-1 Agricultural District and more specifically related to the ordinance required minimum lot width for new lots created which front a principal road to be four hundred (400) feet. The existing pond located on proposed lot 2 creates an undue burden on other proposed lot layout. If you have any questions or concerns, please feel free to contact us. Sincerely submitted by, Steven D. Graff, President. Albert Roenigk, 758 Ekastown Road, Lee Roenigk of Ohio and Donnie Roenigk of N. Pike Road were in attendance regarding this plan. Ken asked that the modification be granted and this moved onto the Supervisors with contingencies noted above including paying the Fee In Lieu of.

On a motion by Sue Gregory, seconded by John Zurisko to favorably recommend the Roenigk Family Trust Plan Subdivision contingent upon Clinton Townships approval, and satisfaction of all comments outlined above, and receipt of any/all applicable permits including Fee In Lieu of. 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 spoke and gave an update regarding MS4. A sign in sheet was passed around and a pamphlet “Be Stormwater Smart” was given to all persons attending meeting. The pamphlet was added to the website.

REMARKS FROM THE FLOOR: There were no remarks from the floor.

ADJOURNMENT

There being no further business, it was on motion of Tim Gottus, seconded by John Zurisko, to adjourn this Meeting at 7:15 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY