

BUFFALO TOWNSHIP PLANNING COMMISSION - AGENDA –
APRIL 6, 2022

- 1 – CALL THE APRIL 6, 2022 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 MARCH 2, 2022 REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED**

LAND DEVELOPMENT

JACK – PAR MAR – 298 SARVER ROAD & 698 EKASTOWN ROAD – LOT LINE CONSOLIDATION PLAN

Liadis Engineering is submitting a plan for Ronald J. Jack and Par Mar Oil Company. The proposal is to consolidate the property at 298 Sarver Road with the property at 698 Ekastown Road. The existing house and garage on the property at 298 Sarver Road has been demolished. A New well is to be dug approximately 25 feet off the property line of 298 Sarver Road in front of where the double row tree buffer will be planted. There will be a New convenience store built along the location of the existing property line. The existing convenience store will be demolished after the new one is built. The existing gas canopy and gas islands will be updated.

<u>Rec'd</u>	Application
<u>Rec'd</u>	Fee
<u>Rec'd</u>	Copies of plan
<u>Rec'd</u>	Butler County Planning Commission Comments
<u>Rec'd</u>	Municipal Authority Comments
<u>Rec'd</u>	Bankson Engineer Comments

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TWIN OAKS PRD PHASE 4 – FINAL SITE PLAN

Gateway Engineers is submitting a Final Site plan for Twin Oaks Development, LLC. The owner of the property is the John M. Allen, Jr. Family Trust. Twin Oaks Phase 4 is located on the south side of South Pike Road (SR 356) on Parcels 040-1F77-8AR1 in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 57.07 acres of land. This site is being proposed as a Planned Residential Development with single family homes. The site is currently vacant and contains fields and wooded areas. The site will consist of 50 single family homes with all lot owners being part of a homeowners association (HOA) that will manage the open space and amenities within the site. The site slopes generally slope to the south toward and unnamed tributary to Little Buffalo Creek. Stormwater runoff currently flows overland through the property which ultimately reaches Little Buffalo Creek and the stormwater will be managed via five proposed infiltration/stormwater management detention facilities. All lots will be serviced by public water and public sanitary sewer systems owned and operated by the Municipal Authority of Buffalo Township running along or within the property. There are no endangered species, mine subsidence areas, oil or gas wells, or documented flood ways on the site. At this time, the applicant is requesting final approval and intends to record Phase 4 at this time.

<u>Rec'd</u>	Applications
<u>Rec'd</u>	Site Plan Fee/Subdivision Fee
<u>Rec'd</u>	Copies of Plan
<u>Rec'd</u>	Butler County Planning Commission Comments
<u>Rec'd</u>	Municipal Authority Comments
<u>Rec'd</u>	Bankson Engineer Comments
	Fee In Lieu of

TWIN OAKS PRD PHASE 5 – FINAL SITE PLAN

Gateway Engineers is submitting a Final Site plan for Twin Oaks Development, LLC. The owner of the property is the John M. Allen, Jr. Family Trust. Twin Oaks Phase 4 is located on the south side of South Pike Road (SR 356) on Parcels 040-1F77-8AR2 in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 57.07 acres of land. This site is being proposed as a Planned Residential Development with single family homes. The site is currently vacant and contains fields and wooded areas. The site will consist of 50 single family homes with all lot owners being part of a homeowners association (HOA) that will manage the open space and amenities within the site. The site slopes generally slope to the south toward and unnamed tributary to Little Buffalo Creek. Stormwater runoff currently flows overland through the property which ultimately reaches Little Buffalo Creek and the stormwater will be managed via five proposed infiltration/stormwater management detention facilities. All lots will be

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serviced by public water and public sanitary sewer systems owned and operated by the Municipal Authority of Buffalo Township running along or within the property. There are no endangered species, mine subsidence areas, oil or gas wells, or documented flood ways on the site. Once Phase 4 is partially complete, the applicant is requesting to provide the Phase 5 Subdivision for signatures only.

Rec'd Applications
Rec'd Site Plan Fee/Subdivision Fee
Rec'd Copies of Plan
Rec'd Butler County Planning Commission Comments
Rec'd Municipal Authority Comments
Rec'd Bankson Engineer Comments
Fee In Lieu of

TWIN OAKS PLAN OF LOTS PHASE 2 REVISED SUBDIVISION

Lennon, Smith, Souleret Engineering is submitting a revised subdivision plan for John Allen and John Allen Jr. Family Trust. Twin Oaks is a Planned Residential Development (PRD) located on 44 acres on the eastern side of Hepler Road in Buffalo Township, Butler County, PA. The Tentative PRD approval was granted in 2016 for 98 single family residential units. Phase 2 was Granted Final Approval in 2019. It was found that there was an error in the acreage shown within the Parcel Data chart on the plan for Lots 217 through 239 as recorded in Page Book Volume 386 pages 33 and 34 in the Butler County Recorder of Deeds. The subdivision plan submitted with this application, known as the Twin Oaks Plan of Lots Phase 2 Revised, addressed this error and corrects the acreages as shown for Lots 217 through 239 within the development.

Rec'd Application
Rec'd Fee
Rec'd Copies of plan
Butler County Planning Commission Comments
Rec'd Municipal Authority Comments
Rec'd Bankson Engineer Comments
Fee In Lieu of

400 BUFFALO PLAZA DRIVE-THRU REVIEW

MS4 STORMWATER PROGRAM UPDATE

REMARKS FROM THE FLOOR

ADJOURNMENT