

BUFFALO TOWNSHIP PLANNING COMMISSION - AGENDA –
MAY 4, 2022

- 1 – CALL THE MAY 4, 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 APRIL 6, 2022 REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED**

LAND DEVELOPMENT

TWIN OAKS PRD PHASE 4 – FINAL SITE PLAN - RESUBMISSION

Tabled at March 2, 2022 meeting. Remove from table. 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. Email requesting 30-day extension received 4/5/22. Resubmission received 4/27/22.

BUFFALO TOWNSHIP PLANNING COMMISSION - AGENDA –
MAY 4, 2022

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 PRD PHASE 5 – FINAL SITE PLAN - RESUBMISSION

Tabled at March 2, 2022 meeting. Remove from table. 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 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. Email requesting 30-day extension received 4/5/22. Resubmission received 4/27/22.

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

MS4 STORMWATER PROGRAM UPDATE

REMARKS FROM THE FLOOR

ADJOURNMENT