

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – APRIL 6, 2022**

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on April 6, 2022, at 7:00 p.m. by Vice-Chairman Tim Gottus. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address for the record.

**Roll Call**

Grant McConnell – Absent – emailed  
Tim Gottus – Present  
Sue Gregory – Present  
Amy Trulik – Present  
John Zurisko – Present  
Joe Charlton – Present  
Ken Howard – Present  
Rick Healey – Absent – no show

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 March 2, 2022 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Sue Gregory, seconded by Amy Trulik. Motion Carried. Un. Approval.

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**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.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received...; Municipal Authority comments received 3/28/22; Public sewage service currently exists to both properties. Public water is not available. The contractor is encouraged to coordinate with the Authority on sewage service (determining which existing sewage tap to utilize and cutting the other tap). Bankson Engineer comments received 4/4/22; ZONING: 207B/208B: Permitted Use Lot, Height, and Yard Standards: A Zoning Petition Request for the property located at 298 Sarver Road is still pending at this time. However, we request that the current building setback lines for this property and the 698 Ekastown Road property be shown on the Plan Drawing. 403: Non-Conforming

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Uses: The Plan Drawing shows the 25-foot dedication for Sarver Road reduced to 16.5-feet to accommodate an existing pylon sign near the roadway intersection. We recommend that a full 25-foot right-of-way dedication along the entire frontage of Sarver Road be provided by the Applicant, in accordance with the Zoning and Subdivision and Land Development Ordinances. The existing pylon sign is and will continue to be considered a nonconforming use. Additionally, we recommend that the property description and acreage be measured to the centerline of the public right-of-way only. At this time, we recommend the lot line revision application be tabled to allow the Applicant additional time to address the comments provided herein. The Applicant should revise the Plan Drawing for compliance with all applicable requirements of the Zoning Ordinance for the B-2 Central Business District and A-2 Access Management Overlay Zone.

Ken Howard read through the comment letter and requested that this plan be tabled until all comments in the review letter have been satisfied. Tim Gottus spoke. Manda Metzger was in attendance regarding the plan.

On a motion of Amy Trulik, seconded by John Zurisko to table the Jack-Par Mar – 298 Sarver Road and 698 Ekastown Road Lot Line Consolidation until all comments above have been satisfied. Motion Carried. Un. Approval.

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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.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received...; Municipal Authority comments received 3/28/22; Public water and sewage service exist within the vicinity of this project. The Developer will need to submit construction plans to the Authority for review and approval and enter into an agreement with the Authority. Location of the connection to the existing public water supply will depend on if the loop from

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S. R. 356 through the proposed Laurel Hills Development and Oak Creek Farms development has been established. Please note that the details for water service connections and sewer service have been updated and is located on the Authority's website at [www.buffaloauthority.org](http://www.buffaloauthority.org). The Authority respectfully requests, that in accordance with the Township's Subdivision and Land Development Ordinance, the Planning Commission remind all Developers that easements and utility right of ways remain free of structures, trees, and shrubbery to preserve access for maintenance and prevent damage to underground utilities. Bankson Engineer comments received 4/5/22; **ZONING:** This site is located within the R-1 Single Family Residential District. The proposed use (Planned Residential Development) is in accordance with the Conditional Uses of the R-1 Single Family Residential District per the Zoning Ordinance. The Applicant has obtained Conditional Use Approval for the project. The Applicant is proposing the following modifications to the R-1 Zoning Standards as part of the Final Planned Residential Development Approval: 205: Proposed Zoning Standard Amendments based on Planned Residential Development Conditional Use: It appears as if the full buildout of the plan will create 99 new residential lots. The R-1 Minimum Lot Area is 20,000 square feet. The Applicant is proposing 6,735 square feet. The R-1 Minimum Front Yard Setback is 50 feet. The Applicant is proposing 30 feet. The R-1 Minimum Lot Frontage required is 100 feet. The Applicant is proposing 62 feet. The R-1 Permitted Density allows up to 124 lots; 99 lots have been proposed. 405: Off-Street Parking – We recommend the Applicant demonstrate that the off-street parking requirements have been met. 410: Signs – Any signs proposed as part of the Planned Residential Development are subject to review by the Township. 502.2: Site Analysis Map – We recommend the Applicant provide a Site Analysis Map that includes all the required information for the tract and within 500 feet of its boundary. This is also a requirement of the Stormwater Management Ordinance under Article 401.B. 502.3.e: The location and kind of improvements proposed for all common open space, together with proposed ownership and maintenance agreements - The Drawing Set Title Sheet does not include any information on Maximum Coverage, Common Open Space, or Recreational Land. 509: Improvements – We recommend that the Applicant post financial surety prior to Final Approval. 522: Walkways – We recommend that the Applicant clarify how the sidewalks in the future Phase 4 and 5 will connect to the existing sidewalks installed as part of Phase(s) I, II, and III. **SUBDIVISION AND LAND DEVELOPMENT:** 213: Public Sites and Open Spaces – We recommend that the Applicant demonstrate on the Plan Drawings where the public land dedication will occur or pay the fee-in-lieu-of such dedication. 302.3: No cutting, filling or other disturbing of land and natural vegetation is permissible within fifty (50) feet of the edge of a natural drainage course, except as permitted by action of the Governing Body. 303.2: Traffic Impact Study – The Board of Supervisors will determine whether a Traffic Impact Study will be required. 303.5.3: Cul-de-sac design – We recommend that the Applicant provide evidence of snow removal easements on the Subdivision Plan Drawings. 303.11: It appears as if the roadway alignment and design include many inconsistencies with the Township Standards. The roadway profile for Acorn Drive does not include a connection to Twin Oaks Drive; therefore, the grade approaching the intersection cannot be verified. The profile and road station should extend to Twin Oaks Drive. Also, Acorn Drive is shown to have a centerline horizontal curve radius of 175 feet near station 3+50 which does not meet the minimum required radius. A similar occurrence is shown near station 17+50 of White Oak Drive. Further, it appears the maximum cul-de-sac gradient of 5.0% at Blue Meadow Drive is being exceeded. Lastly, please provide sight triangles for all intersections and

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vertical curve radius information on the profiles. 307: Water and Sewer Systems – The design of the water and sewer systems is subject to review by the Buffalo Township Municipal Authority. 402: Monuments and Markers – It does not appear as if any existing or future markers have been shown on the Subdivision Drawing(s). Existing property corners which are marked should be shown on the subdivision, and any unmarked property corners shall be addressed as part of the Land Development. STORMWATER MANAGEMENT: Our office has completed a preliminary review of the Stormwater Management Plan Narrative and Drawings. The following is a list of major comments and concerns which will need to be addressed before a complete Stormwater Management Plan Review is conducted. 301:

It appears as if two stream crossings are proposed as part of the development. Additional DEP permits may be required in addition to the NPDES Stormwater Permit. 501.b.2: It appears as if grading may occur within five feet of the property line. Please provide a dimension which shows the setback to the proposed cut/fill slopes. 501.b.15: Please provide details on the proposed landscaping within the Stormwater Management Facilities. 501.B.18: Principal Outlet Structures – The 100-year water surface elevation exceeds the crest of the emergency spillway for MRC Basin(s) 2, 3, 4, and 5. The design of these facilities will need to be revised to ensure that the outlet control structure can convey all design storms without discharging through the emergency spillway. Additionally, the drain pipe length and slope shown on the Pond Report for all five basins appears to differ from what is shown on the Plan Drawings. Lastly, the underdrain valve elevation shown on the Detail for Basin 1 appears to be incorrect. 501.B.20:

Please provide evidence of access to the basin bottom (berm width and longitudinal slope ramp) for each proposed basin. 501.B.22.a: Storm sewer conveyance calculations and inlet capture calculations were not provided as part of the Land Development Plan submission. 501.B.22.d.5: It appears as if many inlets do not maintain the proper depth, as required by the Stormwater Management Ordinance. 501.B.22.d.6: Inlets shall be placed a maximum of 200 feet apart. 501.B.22.d.20:

Please provide additional information on the proposed outlet protection at each end wall which discharges to Waters of the Commonwealth. 602.A.22: Please provide the required signature blocks and certifications for recording on the Stormwater Management Plan Drawings. GENERAL COMMENTS: 1. Storm sewer horizontal stationing is difficult to read due to the presence of text over text in many locations. 2. Please provide a justification for the assumption of 0.1 acres of impervious surface per lot, as stated in the Post-Construction Stormwater Management Plan Narrative. 3. Please verify that the Time of Concentration Flow Path (pre- and post-construction) for Drainage Area 1 is not impacted by the existence of inlets/storm sewers/roof drain manifolds installed as part of the Phase III development. Also, it appears as if the Time of Concentration Flow Paths extend beyond/downstream of the proposed PCSM BMP. Please clarify. 4. It appears as if the proposed grading to occur along the southernmost property line will create a channel-effect with the existing ground. Please provide additional detail as to how the stormwater from the proposed fill slopes will be managed. If necessary, additional calculations may be required to ensure that the stormwater runoff from the project site, which discharges onto the adjoining property, is not increased after construction. 5. We recommend that the lots in Phase 4 be assigned with a 400 series lot number, and the lots in Phase 5 be assigned with a 500 series lot number. This will avoid any confusion with previous phases. 6. The disturbed slopes table on the Existing Conditions Plan is cut off and unable to be read. Additionally, the Phase III lots should be shown on the Existing Conditions Map.

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7. Any existing or proposed Drainage Easements should be shown with a 20-foot width. 8. Existing contours should be labeled on the Grading Plan Drawings. 9. The drawing set does not possess the seal of a Registered Professional Engineer, licensed in the Commonwealth of Pennsylvania. 10. A lighting plan was not submitted as part of the Land Development Plan Application. Any proposed outdoor lighting will be subject to Township review and the requirements of the Outdoor Lighting Ordinance. We recommend that the Twin Oaks Phase 4 and 5 Subdivision and Land Development Plan Applications should be tabled at this time. The Applicant should revise the Application to address the comments listed above, then resubmit the Land Development Application Package for Final review and approval. Email received from Mike Ogin with Gateway Engineers 4/5/22 stating: ***please consider this email as our initial response to the attached comment letter and we are requesting to be tabled at tomorrow meeting to give us a chance to review comments and update plans. We will not be attending the meeting.***

Ken Howard with Bankson Engineers stated that we have received an email from Mike Ogin with Gateway Engineers stated that they are requesting to have this plan tabled until they have a chance to review all the comments that were submitted to them and that they would not be attending this meeting.

On a motion of Sue Gregory, seconded by Amy Trulik to table as requested by the applicant the Twin Oaks Phase 4 Final Site Plan. Motion Carried. Un. Approval.

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**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 5 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.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received...; Municipal Authority comments received 3/28/22; Public water and sewage service exist within the vicinity of this project. The Developer will need to submit construction

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plans to the Authority for review and approval and enter into an agreement with the Authority. Location of the connection to the existing public water supply will depend on if the loop from S. R. 356 through the proposed Laurel Hills Development and Oak Creek Farms development has been established. Please note that the details for water service connections and sewer service have been updated and is located on the Authority's website at [www.buffaloauthority.org](http://www.buffaloauthority.org). The Authority respectfully requests, that in accordance with the Township's Subdivision and Land Development Ordinance, the Planning Commission remind all Developers that easements and utility right of ways remain free of structures, trees, and shrubbery to preserve access for maintenance and prevent damage to underground utilities. Bankson Engineer comments received 4/5/22; Please see review comments for Twin Oaks Phase 5 above in Twin Oaks Phase 4 Final Site Plan. Email received from Mike Ogin with Gateway Engineers 4/5/22 stating: ***please consider this email as our initial response to the attached comment letter and we are requesting to be tabled at tomorrow meeting to give us a chance to review comments and update plans. We will not be attending the meeting.***

Ken Howard with Bankson Engineers stated that we have received an email from Mike Ogin with Gateway Engineers stated that they are requesting to have this plan tabled until they have a chance to review all the comments that were submitted to them and that they would not be attending this meeting.

On a motion of Sue Gregory, seconded by Amy Trulik to table as requested by the applicant the Twin Oaks Phase 4 Final Site Plan. Motion Carried. Un. Approval.

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**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.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received are on the BCPC Agenda for April 20, 2022. Municipal Authority comments received 3/28/22; Public water and sewage service currently exist to Twin Oaks Phase 2. Punchlist items requiring attention have been provided to the Developer and Ryan Homes. Once items are appropriately corrected, the Authority will take ownership of the water and sewer lines. Bankson Engineer comments received 3/31/22; ZONING: 502.21: Closure Reports: Need closure reports for all lots that are included in the complete phase 2 revised plan, which includes lots 201 through 239. This is necessary to verify the accuracy of the reported acreage. ***Response: Only Lots 217 thru 238 are include in the Phase 2 revised plans as they were the only lots which showed the incorrect acreage on***

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*the recorded plan. The plan has been revised for clarity. Lot Closures for the aforementioned lots have been included in this submission.* **SUBDIVISION:** 202.2c Adjoining Lots: Please include the names of the owners of properties adjacent to the tract. **Response: Adjacent property owners have been shown on the plan.** 202.3b: Owners: Display the names of lot owners and the corresponding tax map parcel numbers for all of the lots in the phase 2 revised plan. **Response: Property owners within Phase 2 have been shown on the plan.** 213D: Fee In Lieu Of: If not already paid, there shall be a fee in lieu of a recreation land dedication in the amount of \$1,500 for each lot included in the proposed development. **Response: The fee in lieu of was provided with the original subdivision.** 306: Easements: Show easements accurately based on as-built utility locations. It appears that some stormwater infrastructure is not in the easements shown. Provide complete easement locations on the plan. **Response: The fee in lieu of was provided with the original subdivision.** **GENERAL:** Stormwater: We recommend that the developer add a note to the drawing which establishes the property owners of lots 217 through 222 as the party responsible for all future operation and maintenance of the rear yard berm and storm sewer, as set forth in the Developer’s Agreement, Stormwater Operation and Maintenance Agreement, and property deed. The passage outlining this recommendation is as follows, per the agreement dated November 27, 2019: *“It is our recommendation that a restriction be placed in the deed document to ensure that the rear yard berm and storm sewer are not to be disturbed and are established as permanent covenants to the land. It should be clearly and explicitly outlined in the Developer’s Agreement, Stormwater Operation and Maintenance Agreement, and within each deed, who is responsible for current and future maintenance of the stormwater infrastructure installed as part of the project.”* **Response: A note has been added to the plans in regards to ownership and maintenance of the rear berm and storm sewers associates with lots 217-222.** Certifications: Include completed owners certifications for all lot owners as well as deed information. Presently, it appears that six lots have been conveyed to private parties and 12 lots have been conveyed to NVR. **Response: Certifications for all land owners have been updated on the plans.** With consideration of the number of revisions that will need to be made to the plan prior to approval, we recommend that the plan be denied at this time until the additional information is presented on the plan.

Ken Howard shared the review letter from Bankson Engineers and John Wright with Lennon Smith Souleret Engineering shared their comments to the review letter as noted above. He also shared that the Butler County Tax Assessment Office is who found the error. John asked that the Planning Commission Board give this plan approval to move onto the Board of Supervisors and advised that they would have the comments by Bankson Engineers satisfied and to submitted before the next meeting so the plan could be approved.

On a motion of Sue Gregory, seconded by Amy Trulik to favorably recommend that the Twin Oaks Plan of Lots Phase 2 Revised Subdivision be moved on to the Board of Supervisors contingent upon having all of the details worked out and the comments addressed from Bankson Engineers prior to the Board of Supervisors Meeting. Motion Carried. Un. Approval.

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**400 BUFFALO PLAZA DRIVE-THRU REVIEW**

Ken Howard with Bankson Engineers spoke regarding this review. Mr. Anthony Pompeo, Jr. and Mr. Anthony Pompeo, Sr. were in attendance to answer any questions.

ZONING: 405.4: Drive-Through Business: The proposed Drive-Through, according to the site plan, is in accordance with the ordinance requirements for Drive-Throughs. 601: Overlay District: Two of the community development goals for properties that are located within the A-2 Access Management Overlay are as follows: “to reduce the proliferation of access points on to principal roads in the Township” and “to protect the capability of principal roads to conduct traffic smoothly and efficiently.” We believe it would be prudent for these goals to be considered when planning the proposed Drive-Through and preparing this property for the new businesses. Rambler Drive, on the opposite side of the adjacent First National Bank property, could provide alternate means of access in addition to the existing connection to South Pike Road. In the spirit of these goals, the Township requests the Applicant attempt to find a solution to connect this property to Rambler Drive via a cross-access corridor.

Ken Howard stated that he feels that everything is in accordance with the Township Ordinance and there should be no problem with the proposal that Mr. Pompeo has planned. Ken shared a map showing 2 possible locations for the connection between Buffalo Plaza and First National Bank. He stated that they have met regarding this cross connection and did have a preliminary discussion but at this time Debbie from FNB Bank has not gotten back to them. Tim Gottus asked what the plans are for the former Kings Restaurant site and Tony Pompeo, Jr. answered the drive thru would be a Starbucks and one unit a possible restaurant and the other an office. Tim also asked about the time line and Tony replied this coming fall.

On a motion of Amy Trulik, seconded by Sue Gregory to approve as presented and favorably recommend that the 400 Buffalo Plaza Drive-Thru Plan be moved onto the Board of Supervisors for their review and approval. Motion Carried. Un. Approval.

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**MS4 STORMWATER PROGRAM UPDATE**

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. A sign in sheet was passed around and a brochure titled “Southwestern Pennsylvania Homeowner’s Guide to Stormwater” was given to all persons attending meeting. The brochure can be picked up in the Lobby of the Township Building.

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**REMARKS FROM THE FLOOR:**

Ken Waldron, 119 Woodhaven Drive was in attendance regarding subdividing his 12-acre property on Stepp Road. He will be working with Graff Surveying. He shared a map of the property with Ken Howard and the Planning Commission Board. He also stated that he is planning a Lot Line Revision as well. Mr. Waldron stated that the interested parties are also in attendance. The Plan is to divide the property into one 4-acre lot and an 8-acre lot.

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**ADJOURNMENT**

There being no further business, it was on motion of John Zurisko, seconded by Sue Gregory, to adjourn this Meeting at 7:45 pm. Motion Carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**