

BUFFALO TOWNSHIP PLANNING COMMISSION - AGENDA –
JUNE 1, 2022

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

LAND DEVELOPMENT

ROSAK/WELLNER PLAN – 198 & 214 BEAR CREEK ROAD – LOT LINE REVISION

Alpha Engineering is submitting a Lot Line Revision for Travis & Melanie Wellner. The proposed plan is situate along the westerly line of Bear Creek Road, Buffalo Township, Butler County, PA. The plan consists of two (2) existing lots. Lot A (owned by the Rosak Estate) and Lot B (owned by Travis & Melanie Wellner) of the Michelangeli Plan #4. It is the intent of this subdivision to divide Lot A and convey part of Lot A (30.42 acres) and combine with Lot B to form Lot 2. The remaining area of Lot A (3.12 acres) will be Lot 1 in the Rosak-Wellner Plan. There will not be any “new” lots created. This is a lot line revision plan.

<u>Rec'd</u>	Application
<u>Rec'd</u>	Filing Fee
<u>Rec'd</u>	Plan
<u>Rec'd</u>	BCPC comment letter
<u>Rec'd</u>	MABT comment letter
<u>Rec'd</u>	Bankson Engineer comment letter

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TWIN OAKS DEVELOPMENT LLC – SUNSET DRIVE - ZONING CHANGE

Twin Oaks Development LLC is proposing a Zoning change for property located along Sunset Drive which is 22.92 acres. Tax parcel number 040-S2-AB. The property is zoned M-2 Manufacturing and the current owners are Oberg Industries LLC. They are proposing the property be rezoned to R-1 Single Family Residential District.

<u>Rec'd</u>	Petition
<u>Rec'd</u>	Fee
<u>Rec'd</u>	Map
<u>Rec'd</u>	Names of residents within 300' of the property
	BCPC comment letter
<u>Rec'd</u>	MABT comment letter
<u>Rec'd</u>	Bankson Engineer comment letter

MS4 STORMWATER PROGRAM UPDATE

REMARKS FROM THE FLOOR

ADJOURNMENT