

BOARD OF SUPERVISORS REGULAR MONTHLY MEETING – AGENDA –
JUNE 8, 2022

1 – CALL THE JUNE 8, 2022 REGULAR MONTHLY MEETING OF THE BOARD OF SUPERVISORS 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 – ANNOUNCEMENT OF EXECUTIVE SESSIONS; PERSONNEL; AND/OR INFO-GATHERING MEETINGS OF THE BOARD:

- a. The Board of Supervisors met with their Solicitor in the Township Building for an Executive Session to discuss personnel matters on Wed. June 8.

6 – APPROVAL OF THE MINUTES of the May 11, 2022 Regular Monthly Meeting and the May 25, 2022 Secondary Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded

7 - ACCEPTANCE OF THE TREASURER’S REPORT FOR MAY 1-31, 2022 INCLUSIVE FOR AUDIT

8 – MOTION TO PAY THE MONTHLY BILLS

OLD BUSINESS:

- 1. REMOVE FROM TABLE THE 2022 ROAD BID ITEMS #1 THRU #8.**
 - 2. DISCUSSION/POSSIBLE AWARD OF TOWNSHIP PAVING/FOG SEAL PROJECTS.**
 - 3. DISCUSSION REGARDING THE EXISTING PIPE ON CRESCENT HILL DRIVE AT THE LEWIS KISH PROPERTY.**
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JUNE 8, 2022

NEW BUSINESS:

- 1. DISCUSSION/POSSIBLE MOTION REGARDING COMPREHENSIVE PLAN UPDATE AND ZONING UPDATE.**

ANNOUNCEMENTS:

MS4 STORMWATER PROGRAM UPDATE

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 purposed 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

TWIN OAKS DEVELOPMENT LLC – SUNSET DRIVE - ZONING CHANGE

Twin Oaks Development LLC is purposing 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 purposing 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

BOARD OF SUPERVISORS REGULAR MONTHLY MEETING – AGENDA –
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TWIN OAKS PRD PHASE 4 – FINAL SITE PLAN - RESUBMISSION

Tabled at May 11, 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. Letter received requesting 60-day extension May 13, 2022.

<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 - RESUBMISSION

Tabled at May 11, 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

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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. Letter received requesting 60-day extension received May 13, 2022.

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	Fee In Lieu Of

REMARKS FROM THE FLOOR

ADJOURNMENT