

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – MAY 4, 2022

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on May 4, 2022, at 7:00 p.m. by Chairman Grant McConnell. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address for the record.

Roll Call

Grant McConnell – Present
Tim Gottus – Present
Sue Gregory – Absent - Emailed
Amy Trulik – Present
John Zurisko – Present
Joe Charlton – Present
Ken Howard – Absent - Emailed
TJ Stephens – Present
Rick Healey – Present

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 April 4, 2022 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Amy Trulik, seconded by John Zurisko. Motion Carried. Un. Approval.

TWIN OAKS PRD PHASE 4 – FINAL SITE PLAN - RESUBMISSION

On a motion of Amy Trulik, seconded by John Zurisko to remove the Twin Oaks Phase 4 Final Site Plan that was tabled at the April 6, 2022 meeting. Motion Carried. Un. Approval.

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 51 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 an 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. Gateway

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Engineers resubmitted revisions to plan as well as response to Bankson Engineers original comments on April 25, 2022.

The Township Office has received the Fees, applications, and copies of the plan. The Fee In Lieu of has not been received as of May 5, 2022. Butler County Planning Commission comments received 12/16/21; BCPC did not have any new comments on this plan. 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 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. 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 5/4/22; **ZONING:** 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 Preliminary Approval was granted for 99 lots. At this time, the Applicant is proposing 101 lots as part of Final Approval.** 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; **101 lots have been proposed.** 405: Off-Street Parking – We recommend the Applicant demonstrate that the off-street parking requirements have been met. **Please add a note to the Drawing set which indicates that each proposed lot will include two (2) off street parking spaces.** **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 prior to Final Approval. 303.5.3: Cul-de-sac design – We recommend that the Applicant provide evidence of snow removal easements on the Subdivision Plan Drawings. **The Applicant has shown a snow removal easement on the plan drawings; however, easement dimensions do not satisfy the Ordinance requirements. Snow Removal Easements shall be 30 feet by 30 feet.** 303.11: It appears as if the roadway alignment and design include many inconsistencies with the Township Standards. **The roadway grade for Acorn Drive exceeds the Ordinance Requirements at the intersection with 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. These should be revised on the Subdivision Plan Drawings. Lastly, please demonstrate that all vertical curve radii meet the Ordinance Requirements.** **STORMWATER MANAGEMENT:** 501.B.18: Principal Outlet Structures – The drain pipe length and slope for each basin shown on the profile do not match the calculations. These should be revised for consistency. Also, for Basin 2, the invert elevation shown on the Plan drawing does not match the calculations. 501.B.22.a: Storm sewer conveyance calculations and inlet capture calculations were provided by the Applicant as part of the revised Land Development Plan submission.

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however, it appears as if the proposed flows will exceed the design carrying capacity for various storm sewer segments. 501.B.22.d.5: It appears as if multiple inlets do not maintain the proper depth, as required by the Ordinance. 501.B.22.d.6: Inlet spacing still exceeds the maximum allowable separation distance of 200 feet apart. 501.B.22.d.20: Outlet protection has been designed for many end walls proposed as part of the plan. **However, no outlet protection is proposed where the stormwater BMP drain lines discharge into surface waters. Please provide additional information on the proposed outlet protection at each end wall which discharges to Waters of the Commonwealth.** GENERAL COMMENTS:
1. 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. **Was an estimate of 0.1 acres of impervious surface per lot utilized to determine cover types and runoff curve numbers, or was a true delineation of cover types conducted?** 2. The disturbed slopes table on the Existing Conditions Plan does not include a percentage of steep slopes disturbance. Please quantify the disturbance of steep slopes to verify the Ordinance Requirements have been met. 3. The drawing set does not possess the seal of a Registered Professional Engineer, licensed in the Commonwealth of Pennsylvania. 4. A lighting plan was submitted as part of the Land Development Plan Application. **Please show an illuminance pattern for the pole light proposed near the intersection with Oak Creek Drive.** 5. Please revise the curb ramp detail such that the concrete sidewalk begins behind the asphalt wedge curb. 6. Please show all roadway underdrains on the utility plan drawings. We recommend that the Twin Oaks Phase 4 and 5 Subdivision and Land Development Plan Applications should be tabled at this time. A recommendation for contingent approval may be offered if all comments are adequately addressed, and a newly revised plan application were to comply with all Ordinance Requirements. The Applicant should revise the Application to address the comments listed above, then resubmit the Land Development Application Package for Final review and approval. A 30-day extension letter email was received from Gateway Engineers on April 5th, 2022.

TJ Stephens with Bankson Engineers stated that they met with Gary Herbert and Mike Ogin today regarding this plan. TJ stated that most but not all comments have been satisfied. Mike Ogin with Gateway Engineers feels that the comments in nature are all minor and that they can have everything prepared and ready for next week's Supervisors meeting.

On a motion of Tim Gottus, seconded by John Zurisko to favorably recommend the Twin Oaks Phase 4 Final Site Plan contingent upon all of the comments in Bankson Engineers letter being satisfied and complying with all Ordinance requirements. Motion Carried. Un. Approval.

TWIN OAKS PRD PHASE 5 – FINAL SITE PLAN - RESUBMISSION

On a motion of Amy Trulik, seconded by Tim Gottus to remove the Twin Oaks Phase 5 Final Site Plan that was tabled at the April 6, 2022 meeting. Motion Carried. Un. Approval.

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

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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. The Fee In Lieu of has not been received as of May 5, 2022. Butler County Planning Commission comments received 12/16/21; BCPC did not have any new comments regarding this plan. 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 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.buffalauthority.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.

Atty. Joe Charlton stated that the comments for Twin Oaks Phase 5 have all been addressed in the Twin Oaks Phase 4 discussion above.

On a motion of Tim Gottus, seconded by Amy Trulik to favorably recommend the Twin Oaks Phase 5 Final Site Plan contingent upon all of the comments in Bankson Engineers letter being satisfied and complying with all Ordinance requirements. Motion Carried. Un. Approval.

MS4 STORMWATER PROGRAM UPDATE

TJ Stephens with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program and discussed the new MS4 map on display in the Meeting room. A sign in sheet was passed around to all in attendance and the public was asked if they had any questions or comments to share. Mike Panza, 110 Kimberly Drive stated that he had found some YouTube links that could be added to the website and TJ Stephens asked Mr. Panza to share them with him so that he could review them and see if they would be adequate to possibly discuss as public education and also be put as links on the website

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for more information to the public. Barb Panza, 110 Kimberly Drive stated that Danielle with the Buffalo Creek Nature Park Center also has a lot of resources and ideas that can be shared as well.

REMARKS FROM THE FLOOR:

Joy Foust, 144 Woodbury Drive asked about a possible housing development going in on Harbison Road. She was advised that no one has heard anything regarding such a plan.

ADJOURNMENT

There being no further business, it was on motion of John Zurisko, seconded by Tim Gottus, to adjourn this Meeting at 7:40 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY