

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JUNE 1, 2022

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on June 1, 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 – Present
Amy Trulik – Absent – Sent Text Message
John Zurisko – Present
Brian Farrington – Present
Ken Howard – 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 May 4, 2022 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of John Zurisko, seconded by Sue Gregory. Motion Carried. Un. Approval.

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.

The Township Office is in receipt of the application, filing fee, plans, Butler County Planning Commission comment letter received 5/11/22; BCPC had no comments on this plan. Municipal Authority of Buffalo Township comment letter received 5/26/2022; Public water and sewage service currently exists to the proposed Lot 1 (3.12 acres). Public water and sewage service currently do not exist to the proposed Lot 2 (47.41 acres); however public water abuts the property along Bear Creek Road and public sewage is available through portions of this lot where a sewage easement has been established. The owner of Lot 2 is encouraged to contact the Authority Office if public water and sewage service is desired. Bankson

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Engineers comment letter received 5/23/22; We recommend that Approval of the subject Lot Line Revision may be granted at this time.

Ken Howard with Bankson Engineers stated that this plan has been reviewed and that they would recommend approval as presented. Travis Wellner was in attendance regarding this Lot Line Revision for any questions.

On a motion of Tim Gottus, seconded by Sue Gregory to favorably recommend the Rosak-Wellner Plan Lot Line Revision onto the Board of Supervisors. Motion Carried. Un. Approval.

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.

The Township Office is in receipt of the petition, fee, map, name of residents within 300', Butler County Planning Commission comments received...; Municipal Authority of Buffalo Township comments received 5/26/2022; Public water service abuts this property along Sunset Drive. Public sewage exists within the vicinity of this parcel; however, sewage will need to be extended by the Developer if so desired or required. Bankson Engineer comments received 5/25/2022; ZONING: 211. The subject property is located within the M-2 Manufacturing District. The Petitioner desires to have the subject property reclassified to R-1 Single Family Residential District to accommodate a Single-Family Residential Use. One (1) Single Family Detached Dwelling per Lot is a Permitted Use within the R-1 District. The R-1 Single-Family Residential District abuts the subject property to the west. As such, the proposed zoning change would not constitute a spot zoning. The proposed Residential Use is consistent with past and present uses of the immediate surrounding area. If the zoning change is granted, the Petitioner shall comply with all requirements of the Zoning Ordinance for the R-1 District. 804.1 It shall be noted that the Petitioner is not the current owner of the subject parcel. We recommend that the Petitioner demonstrate its proprietary interest to pursue a Zoning Amendment for the parcel. GENERAL: To assist in the consideration of the Zoning Petition, our office recommends the Petitioner submit a sketch plan which demonstrates the anticipated layout of any improvements proposed on the subject parcel. The parcel exists within the Buffalo Township, Butler County Transportation Service Area. As such, any proposed residential land development on the parcel would be subject to applicable Transportation Impact Fees, per Buffalo Township Resolution No. 2022-7.

Ken Howard with Bankson Engineer stated that they have received the proposed Zoning Change request and read through the comment letter. Ken stated that they received the sketch plan today which was placed on the table for everyone to view. Gary Herbert, the Developer was present for any questions. There was much discussion regarding the location of the property and the stormwater plan. Barb Panza

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of Kimberly Drive asked about there being so many developments and that her and her husband moved into the area because it was so rural and also shared that she has attended many watershed seminars. Atty. Farrington spoke and reminded everyone that this is in front of the Planning Commission Board as a proposed Zoning Change. Atty. Farrington asked Mr. Herbert if his plans are to make this a PRD and he replied, yes. After much discussion, Grant McConnell asked for a motion.

On a motion of John Zurisko, seconded by Tim Gottus to favorably recommend the Twin Oaks Development LLC. – Sunset Drive – Zoning Change from M-1 to R-1 be onto the Board of Supervisors to set date and time for a Public Hearing. Motion Carried. Un. Approval.

MS4 STORMWATER PROGRAM UPDATE

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program and discussed Minimum Control Measures and shared that he had been out since there had been no rain the previous days and inspected 73 outfalls. He said that 40% of the outfalls need to be inspected and will be looking at the stormwater ponds as well as part of the report to the DEP. The timeline is between April 13th thru July 13th. The map was discussed and the approved map will be processed once everything is in place. 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.

REMARKS FROM THE FLOOR:

Brian Hochbein, 142 Grimm Road was in attendance to ask questions regarding his proposed Lot Line Revision. It was suggested that he get the proper paperwork and have it submitted for the next Planning Commission Meeting in July.

Mike Panza, 110 Kimberly Drive asked Ken if he had any information regarding what he had sent to TJ regarding stormwater. He told Ken that he had sent information and links to TJ. Ken asked Mr. Panza if he could send the information to him as well that he was unfortunately unable to comment until he sees the information. Mr. Panza agreed to send it to Ken.

ADJOURNMENT

There being no further business, it was on motion of Tim Gottus, seconded by John Zurisko, to adjourn this Meeting at 8:00 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY