

**TOWNSHIP OF BUFFALO  
BUTLER COUNTY, PENNSYLVANIA**

**AMENDMENT NO. 4  
TO BUFFALO TOWNSHIP ZONING ORDINANCE #135**

**AN AMENDMENT TO THE ZONING ORDINANCE OF BUFFALO TOWNSHIP,  
AMENDING THE ZONING DESIGNATION OF PARCEL NO. 040-1F77-8-0000 FROM  
RESIDENTIAL DISTRICT (R-2) TO AGRICULTURAL DISTRICT (A-1).**

**WHEREAS**, the owner of Parcel No. 040-1F77-8-0000 has duly applied, and paid all applicable fees, for the amendment of the Buffalo Township Zoning Ordinance to change the designation of the above parcel from Residential District (R-2) to Agricultural District (A-1); and

**WHEREAS**, it is the finding of the governing body of Buffalo Township, Butler County, Pennsylvania, that this is an amendment within the spirit and intent of the Comprehensive Plan for Buffalo Township, Butler County, Pennsylvania; and

**WHEREAS**, the proposed amendment has been duly advertised and a hearing held as prescribed by law;

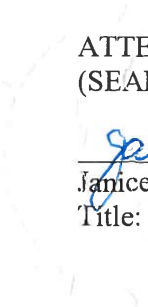
**NOW THEREFORE**, be it **ORDAINED** and **ENACTED** by the Board of Supervisors of Buffalo Township, Butler County, Pennsylvania, pursuant to the Municipalities Planning Code, that Tax Parcel No. 040-1F77-8-0000 be re-zoned, amended, and designated as Agricultural District (A-1). The subject parcel shall henceforth be subject to and bound by the regulations designated in the Buffalo Township Zoning Ordinance contained therein. The subject parcel is more specifically described by the description set forth as follows:

BEGINNING at a point at the Northwest corner of the parcel herein described on line of lands of now or formerly Suwan; thence along line of lands of Suwan, South 58° 51' 25" East, 344.33 feet to a point; thence along the same, North 75° 46' 00" East, 39.35 feet to a point on the widened right of way line of Parker Road, T-614 (as presently widened to 50 feet from its previous width of 33 feet); thence through other lands of the John M. Allen, Jr. Family Trust, by a curve to the right having a chord bearing of South 09° 43' 09" East, 38.01 feet; thence along other lands of the John M. Allen, Jr. Family Trust, the following courses and distances: by a curve to the right having a chord bearing of South 49° 57' 25" West, 35.38 feet; thence South 60° 08' 46" West, 168.33 feet to a point; thence along same by a curve to the right having a chord bearing of North 88° 08' 29" West, 315.39 feet to a point; thence North 56° 25' 44" West, 172.17 feet to a point; thence North 33° 34' 16" East, 133.70 feet; thence along same by a curve to the left having a chord bearing of North 15° 44' 25" East, 244.97 feet to a point; thence along same by

a curve to the left having the same chord bearing a distance of 12.61 feet to a point, the place of beginning. CONTAINING 174,241 square feet or 4.0000 acres, and being Lot 1 in the John M. Allen Family Trust Plan No. 1, recorded at Rack File 368, Page 7.

**DULY ADOPTED THIS 10th DAY OF FEBRUARY, 2021.**

ATTEST:  
(SEAL)

  
Janice L. Zubrin  
Janice L. Zubrin  
Title: Secretary

**BUFFALO TOWNSHIP  
BOARD OF SUPERVISORS**

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I, Janice L. Zubrin, Secretary of Buffalo Township, do hereby certify that the foregoing is a true and correct copy of Amended Section 605.1 of the Buffalo Township Zoning Ordinance, adopted at the regular meeting of the Board of Supervisors held on the 10th day of February, 2021.

Date: 02-22-2021

Janice L. Zubrin  
Janice L. Zubrin, Secretary