

**TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA**

**AMENDMENT NO. 6
TO BUFFALO TOWNSHIP ZONING ORDINANCE #135**

**AN AMENDMENT TO THE ZONING ORDINANCE OF BUFFALO TOWNSHIP,
REVISING THE ZONING DESIGNATION OF PARCEL NO. 040-1F77-8B-0000 FROM
RESIDENTIAL DISTRICT (R-1) TO BUSINESS DISTRICT (B-1).**

WHEREAS, a developer having an equitable interest in Parcel No. 040-1F77-8B-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-1”) to Business District (“B-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 22.7-acre parcel is currently split-zoned between 17-acres of B-1 and 5.7-acres of R-1; and

WHEREAS, the Township has duly advertised the proposed amendment and held a public hearing inviting comment and discussion on the proposed amendment as required by law; and


WHEREAS, Buffalo Township mailed neighboring property owners notice of the aforementioned hearing as required by Pennsylvania’s Municipal Planning Code

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 the entire parcel and property identified Butler County Tax Parcel No. 040-1F77-8B-0000 be re-zoned, amended, and designated as Business District (“B-1”). Henceforth, the subject parcel shall be subject to and bound by the regulations for B-1 district properties as specified in the Buffalo Township Zoning Ordinance.

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DULY ADOPTED THIS 9th DAY OF June 2021.

ATTEST:
(SEAL)


Janice L. Zubrin
Janice L. Zubrin
Title: Secretary

**BUFFALO TOWNSHIP
BOARD OF SUPERVISORS**

Rinaldo Zamogna III
RINALDO ZAMOGNA III, Chairman

Matthew J. Sweeney
MATTHEW J. SWEENEY, Vice Chairman

Albert T. Roenigk
ALBERT T. ROENIGK, Supervisor

**Abstained – Property Owner Involved in
this Zoning Change**

Gary L. Risch, Sr.
GARY L. RISCH, SR., Supervisor

Michael J. Oehling, Jr.
MICHAEL J. OEHLING, JR., Supervisor

I, Janice L. Zubrin, Secretary of Buffalo Township, do hereby certify that the foregoing is a true and correct copy of Amendment #6 of the Buffalo Township Zoning Ordinance #135, adopted at the regular meeting of the Board of Supervisors held on the 9th day of June 2021.

Date: JUNE 23, 2021

Janice L. Zubrin
Janice L. Zubrin, Secretary