

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 5 2022**

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on October 5, 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 - Texted
- Amy Trulik – Present
- 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 September 7, 2022 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Tim Gottus, seconded by Amy Trulik. Motion Carried. Un. Approval.

---

**LAND DEVELOPMENT**

**OBERG INDUSTRIES, INC. SILVERVILLE ROAD - EXPANSION – SITE PLAN**

Gateway Engineers is proposing a building addition for Oberg Industries, Inc. located on the east side of Silverville Road on Parcel 040-1F03-2 in Buffalo Township, Butler County in the Manufacturing District (M2) on 22.9 acres of land. The project consist of a 7,500-sf addition to their existing manufacturing facility The purpose of this addition is to improve circulation within the existing building by relocating some of the equipment into a proposed addition. The site slopes gradual from east to west. There will only be minimal new impervious area created for a service drive for maintaining the existing cooling equipment as the building addition will be constructed over existing impervious area. The stormwater will be controlled similar to the existing conditions by relocated storm sewers. All Utilities to serve the addition will be extended from the existing building and no additional parking is being proposed as the number of current parking spaces meet the needs of the applicant. There are no known endangered species, mine subsidence areas, oil or gas wells, or flood ways on the site.

The Township Office is in receipt of the Site Plan Application, Site Plan fee, Site plan, Stormwater Narrative and Map, Butler County Planning Commission comments..., Municipal Authority Comments received 9/23/22; The Municipal Authority of Buffalo Township currently furnishes public water and sewage to Oberg Industries, 2301 Silverville Road. If here is an anticipated change in use of service, please contact the Authority, and Bankson Engineer comments received 9/3/22; We are in receipt of a Preliminary Land Development Plan Application for the proposed Oberg Industries Building Expansion.

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 5 2022**

The Applicant is Oberg Manufacturing Company, Inc. The Application was submitted by The Gateway Engineers, Inc. We have been requested to review these materials for conformance with the applicable portions of the Stormwater Management Ordinance, Ordinance No. 134, Zoning Ordinance, Ordinance No. 135, Outdoor Lighting Ordinance, Ordinance No. 123, and Subdivision and Land Development Ordinance, Ordinance No. 136. The following comments are associated with our review: ZONING: 405.1:

Loading Areas and Parking: Based on the aggregate size of the existing and proposed buildings, it appears as if two (2) off-street loading spaces will be required. We recommend that the Applicant demonstrate on the Plan Drawings where these off-street loading spaces will be provided. 405.3:

Industrial uses including Light Manufacturing require one (1) off-street parking space per employee on the largest shift plus one (1) visitor space per each 10,000 square feet of gross floor area. It appears as if 65 parking spaces will be provided. We recommend the Applicant provide additional justification to demonstrate that the proposed parking will be adequate to meet the ordinance requirements. 409.9: Proper Waste Disposal for Business Uses: We recommend that the Applicant demonstrate that adequate waste disposal resources will be provided for the expanded building configuration. SUBDIVISION AND LAND DEVELOPMENT: 307: Water and Sewer Systems: We recommend the Applicant provide the Township with evidence of Sewage Facilities Planning Module Approval from PA DEP, should a Planning Module be required for the expanded building configuration. STORMWATER MANAGEMENT: 302.E: Despite an overall reduction in impervious surfaces on the project site, it is our understanding that the proposed development will create 2,550 square feet of new impervious surfaces (existing meadow/woodland to become asphalt paving). We recommend that the Applicant provide a Stormwater Management Plan which conforms to the requirements of Appendix E, Small Projects SWM Application for the proposed impervious surfaces. GENERAL COMMENTS: The following list of items/approvals may also be required for the project: a. Developer's Agreement b. Stormwater Management Operations and Maintenance Agreement c. Township Grading Permit d. Building Permit e. Butler County Conservation District Soil Erosion and Sedimentation Control Plan Approval. Materials submitted to our office are reviewed for conformance with the standards of the current Buffalo Township Ordinances only. Our review of these project materials is based upon information submitted by the Applicant and/or its Consultant(s), which is assumed to be correct and valid. This review does not relieve the Applicant from compliance with the requirements of all applicable Township Ordinances or government permits. Our office reserves the right to make any additional comments upon review of project materials or plan revisions at any time. We recommend that the Land Development Plan Application for the Oberg Industries Building Expansion Development may be approved at this time, contingent upon satisfaction of all comments stated above.

Ken Howard with Bankson Engineers read through the comment letter above. Mike Ogin with Gateway Engineers and Dan Felack, owner of Oberg was present. Mike Ogin showed a map of where the addition will be located. The addition will be on 12.3 acres and will be 7500 square feet. It will be located behind the existing building. Dan Felack owner of Oberg Industries shared some information regarding the addition. He stated that the reason for the expansion is to give the building more space. Everything is crammed into one area and he feels that it would be safer to have more space. Ken and Atty. Farrington asked if there could be more verbiage added to the plan showing the parking count and the employee count. There were questions from the public regarding the plan which were answered by both Mike and Dan. Michael Bitterice asked where the loading docks will be located. Dan stated that there aren't any

Ken Howard with Bankson Engineers read through the comment letter above. Mike Ogin with Gateway Engineers and Dan Felack, owner of Oberg was present. Mike Ogin showed a map of where the addition will be located. The addition will be on 12.3 acres and will be 7500 square feet. It will be located behind the existing building. Dan Felack owner of Oberg Industries shared some information regarding the addition. He stated that the reason for the expansion is to give the building more space. Everything is crammed into one area and he feels that it would be safer to have more space. Ken and Atty. Farrington asked if there could be more verbiage added to the plan showing the parking count and the employee count. There were questions from the public regarding the plan which were answered by both Mike and Dan. Michael Bitterice asked where the loading docks will be located. Dan stated that there aren't any

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 5 2022**

loading docks that they are only having garage doors for small deliveries from Fed Ex and UPS. The large deliveries will go to the loading docks which are located at the older building. Several groups of people were having conversations at the same time. There was discussion regarding the stormwater management. Amy Trulik spoke and said that they are conforming to the Stormwater Project that is in place now. When the building was originally built these Stormwater Plans were not in place. Ken stated that he would recommend sending this onto the Supervisors contingent upon all comments above being satisfied.

On a motion of Tim Gottus, seconded by John Zurisko to favorably recommend onto the Supervisors the Oberg Industries, Inc. Silverville Road Expansion Site Plan contingent upon satisfying all of comments in Bankson Engineers review letter. Motion Carried. Un. Approval.

---

**TWIN OAKS DEVELOPMENT, LLC. – SUNSET DRIVE – CONDITIONAL USE**

Gateway Engineers is proposing a Conditional Use Application for Twin Oaks Development, LLC. for property along Sunset Drive owned by Oberg Industries, Inc. Tax Parcel 040-S2-AB which was just approved for a Zoning Change from M-2 to R-1. The Property is 22.9 acres. They are now requesting the property to be changed to a Planned Residential Development for the construction of Single-Family Lots.

The Township office is in receipt of the Conditional Use Application, Filing Fee, Map and names of Residents residing within 300 feet of this property, Butler County Planning Commission Comments..., Municipal Authority Comments received 9/23/22; 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. The Developer will need to enter into an Agreement with the Authority for construction of water and sewage. Construction plans will need submitted for review and approval. Please note that several of the details contained in the preliminary plans are obsolete. New details can be found on the Authority's website at [www.buffaloauthority.org](http://www.buffaloauthority.org), and Bankson Engineer comments received 9/30/22; We are in receipt of a Conditional Use Application as well as Preliminary Subdivision and Land Development Plan Applications for the proposed Pine Ridge Planned Residential Development. The Applicant is Twin Oaks Development, LLC. The Applications were submitted by The Gateway Engineers, Inc. We have been requested to review these materials for conformance with the applicable portions of the Stormwater Management Ordinance, Ordinance No. 134, Zoning Ordinance, Ordinance No. 135, Outdoor Lighting Ordinance, Ordinance No. 123, and Subdivision and Land Development Ordinance, Ordinance No. 136. Generally, we recommend that any action related to the Preliminary Subdivision and Land Development Plan Applications should be tabled at this time. Such action allows for the comprehensive Conditional Use procedure to occur. Therefore, a full stormwater management plan review was not conducted at this time. The following comments are associated with our review of the Conditional Use Application. At the discretion of the Supervisors, we recommend a Conditional Use Hearing could be scheduled at this time.

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 5 2022**

Ken Howard with Bankson Engineers stated that he sees no issue with this and that it should be moved onto the Supervisors to Advertise, set date and time for Conditional Use Public Hearing. Mike Ogin with Gateway Engineers and Gary Herbert and Buck Frey with Twin Oaks Development, LLC were both present.

On a motion of Amy Trulik, seconded by Tim Gottus to favorably recommend moving the Twin Oaks Development, LLC. Sunset Drive Conditional Use onto the Board of Supervisors to Advertise, set date and time for Public Hearing. Motion Carried. Un. Approval.

---

**TWIN OAKS DEVELOPMENT, LLC. – PINE RIDGE PRD – PRELIMINARY SUBDIVISION/SITE PLAN**

Gateway Engineers is proposing a Preliminary Subdivision/Site Plan for Twin Oaks Development, LLC for property which will be named Pine Ridge PRD and is located on the south side of Sunset Drive on Parcel 040-S2-AB in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 22.9 acres of land. The 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 32 single family homes with all lot owners being part of a homeowners association that will manage the open spaces and amenities within the site. The site is a hilltop which general slopes to the east and west. Stormwater runoff currently flows overland through the property which ultimately reaches Bull Creek and the stormwater will be managed via a single proposed infiltration/stormwater management detention facility. 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.

The Township office is in receipt of the Preliminary Subdivision/Site Plan Application, Subdivision/Site Plan Filing Fee, Stormwater Report, Butler County Planning Commission Comments..., Municipal Authority Comments received 9/23/22; 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. The Developer will need to enter into an Agreement with the Authority for construction of water and sewage. Construction plans will need submitted for review and approval. Please note that several of the details contained in the preliminary plans are obsolete. New details can be found on the Authority's website at [www.buffaloauthority.org](http://www.buffaloauthority.org), and Bankson Engineer comments received 9/30/22; ZONING: 517.2: No structure shall be located closer to the right of way of any arterial or collector street or any boundary of any site than fifty (50) feet. 519: Common Open Space. Applicant should identify where the Common Open Space, Natural Areas and Recreational Areas are located on the Plan Drawings. 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. 303.2: The Township Supervisors reserve the right to request that the Applicant prepare a Traffic Impact Study for review as part of the Conditional Use, Subdivision and Land Development Approval process. 303.5.1: Dead-end Streets: The total traffic volume on a dead-end street shall not exceed 250 vehicular trips per day, or a maximum of twenty-five residential lots, whichever is less. It appears as if 32 lots are proposed

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 5 2022**

on a dead-end street as part of this Subdivision. 303.5.2:Dead-end streets, permanently designed as such, shall not exceed one thousand (1,000) feet in length. This subdivision proposes the construction of a dead-end street of 1,200 feet in length. 303.5.3: Cul-de-sac design shall meet the standards in Section 303.11. A snow storage easement of 30 feet in width and 30 feet in depth shall be left adjacent to fully paved cul-de-sacs as a continuation of the street centerline. This subdivision proposes a snow removal easement of 20 feet in width and 30 feet in depth. GENERAL COMMENTS: 1. We recommend the Applicant demonstrate its proprietary interest to obtain a Conditional Use for the project site. 2. It appears as if cut and fill areas are proposed to be constructed with 2:1 slopes (Horizontal: Vertical). If slopes exceeding 3:1 are proposed for construction, a Geotechnical Engineer’s Report, signed and sealed by a registered professional engineer in the Commonwealth of Pennsylvania, shall be provided. Materials submitted to our office are reviewed for conformance with the standards of the current Buffalo Township Ordinances only. Our review of these project materials is based upon information submitted by the Applicant and/or its Consultant(s), which is assumed to be correct and valid. This review does not relieve the Applicant from compliance with the requirements of all applicable Township Ordinances or government permits. Our office reserves the right to make any additional comments upon review of project materials or plan revisions at any time. We trust the foregoing is adequate for your immediate needs. Please contact us if you require any additional information or clarification.

Ken Howard stated that this information will have to be tabled at this time until the Conditional Use hearing is set and all contingencies have been satisfied. Mike Ogin with Gateway Engineers, Gary Herbert & Buck Frey with Twin Oaks Development, LLC. were in attendance. There were questions asked by Terri Vedra and Darlene Zubal. Gary said that they have made changes to the plan such as moving the entrance and making the lots smaller in order to have green space. They are now having 7-foot Lot Frontages and the lots will be ¾ of an acre and homes will be smaller. They want to keep the row of pine trees that divide Short Street from this proposed plan. A resident asked what the price of the houses will be and who will be building the homes. Gary replied approximately \$300-\$350,000.00 and Maronda Homes will be the Builder. Michael Bitterice asked about who will own the green space including the trees. Atty Farrington answered the HOA. Atty. Farrington asked that an extension letter be submitted to the Township and a letter showing proof of purchase of this property be supplied. Ken also stated that this plan falls in the Transportation Service Area and will require those fees. Pat Kerr, Sunset Drive asked about a Traffic Impact study. Ken stated that this has been done and the study was received today. The Township also has a copy. Mr. Kerr asked to view the copy and Atty. Farrington stated that he will need to look over it first. Since it was just received today he did not have a chance to view it. Once everything is approved and in a file, he would be able to view it.

On a motion of Tim Gottus, seconded by Amy Trulik to table the Twin Oaks Development, LLC. Pine Ridge PRD Preliminary Subdivision/Site Plan contingent upon Conditional Use being approved and satisfying all of the comments in Bankson Engineers letter. Motion Carried. Un. Approval.

---

**BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – OCTOBER 5 2022**

**ANNOUNCEMENTS**

**MS4 STORMWATER PROGRAM UPDATE**

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. Over the past month, the following Stormwater Program Activities have occurred: The MS4 Annual Report has been prepared and submitted to the DEP. A copy has been placed at the Township Building for Public view. The MS4 Outfall Location maps have been updated and are included in the Annual Report for review. Pollutant Reduction Plan easement acquisition is ongoing. The Township is soliciting public input and involvement regarding MS4 stormwater issues. If a possible illicit discharge is observed, please notify the Township. The 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:**

Melissa Rutka spoke and thanked Gary Herbert for taking the time and answering questions regarding the proposed housing plan.

---

**ADJOURNMENT**

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

**APPROVED:**

---

**CHAIRMAN**

---

**SECRETARY**