

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – OCTOBER 12, 2022

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, October 12, 2022 and convened at 7:30 p.m. The Meeting was called to order by the Chairman, Ron Zampogna. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address.

ROLL CALL

Ron Zampogna III	Present
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch Sr.	Present
Michael Oehling	Present

A majority of the Board of Supervisors being present, the Chairman declared the Meeting open for the transaction of business.

ANNOUNCEMENT OF EXECUTIVE SESSIONS; PERSONNEL; AND/OR INFO-GATHERING MEETINGS OF THE BOARD

- a) The Board of Supervisors met in the Township Building for an Executive Session with their Solicitor regarding personnel matters on Oct. 12.

APPROVAL OF THE MINUTES of the September 14, 2022 Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Michael Oehling. Motion Carried. Un. Approval.

ACCEPTANCE OF THE TREASURER’S REPORT for September 1-30, 2022 inclusive for audit, was on motion of Matt Sweeny, seconded by Michael Oehling. Motion Carried. Un. Approval.

MONTHLY BILLS

After reviewing invoices and bills presented for payment, it was on motion of Matt Sweeny, seconded by Albert Roenigk, to pay the monthly bills. Motion Carried. Un. Approval.

REPORTS

(1) THE ELECTED TAX COLLECTOR’S REPORT (ROBYN FLEISHMAN):

- **SEPTEMBER 2022:** Twp. Real Estate Tax is \$1,164.27, Per Capita @ discount is \$0.00
Per Capita @ Face is \$0.00, Per Capita @ Penalty is \$264.00

(2) THE APPOINTED TAX COLLECTOR’S REPORT (BERKHEIMER):

- **SEPTEMBER 2022:** Earned Income Tax is \$139,838.40, Local Services Tax is \$152.74

(3) THE APPOINTED TAX COLLECTOR’S REPORT (SHARPS):

- **SEPTEMBER 2022:** Twp. share: \$50.00

(4) WEEKLY STAMP SALES (DEED TRANSFER’S):

- **SEPTEMBER 2022:** \$15,944.51

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(5) ZONING OFFICER’S REPORT (RICK HEALEY):

- **SEPTEMBER 2022:** 6 Permits Issued, 1 Single Family Residences, 1 Residential Additions, 0 Commercial Bldg., 0 Porch/Decks/Roof, 0 Pools, 0 Residential Storage, 1 Residential Garage, 0 Sign, 0 Shed, 3 Grading Permits, Building Permit Fee: \$1885.65, Mileage: 100, Grading Permit Fee: \$125.00, Lot Development Fund: \$0.00

(6) THE DISTRICT JUSTICE’S REPORT:

- **SEPTEMBER 2022:** Ordinance & Statute Violations \$171.44, Code Violations \$57.85

(7) BUFFALO TWP. POLICE REPORT

- **SEPTEMBER 2022:** Total calls 261

OLD BUSINESS

NEW BUSINESS

MOTION TO PURCHASE ANTI-SKID “3A” AS NEEDED

On a motion of Albert Roenigk, seconded by Matt Sweeny to approved purchasing the Anti-Skid “3A” as needed. Motion Carried. Un. Approval.

MOTION TO APPROVE PURCHASING APPROXIMATELY 2,000 TON ROCK SALT FOR CONTRACT PERIOD 2022-2023 THRU COSTARS AT \$79.05/TON FROM COMPASS MINERALS AMERICA, INC.

On a motion of Michael Oehling, seconded by Matt Sweeny to approve purchasing approximately 2,000-ton rock salt for contract period 2022-2023 thru Costars at \$79.05 per ton from Compass Minerals America, Inc. Motion Carried. Un. Approval.

MOTION TO ADVERTISE THE 2023 BUDGET OF ALL FUNDS PRESENTATION AND ADOPTION

On a motion of Matt Sweeny, seconded by Michael Oehling to advertise the 2023 Budget of all Funds Presentation and Adoption. Motion Carried. Un. Approval.

MOTION TO APPROVE ADVERTISING THE BOARDS INTENT TO CONTRACT WITH A CPA FOR THE 2022 AUDIT

On a motion of Matt Sweeny, seconded by Albert Roenigk to table advertising the Boards intent with a CPA for the 2022 Audit and revisit this next month. Motion Carried. Un. Approval.

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DISCUSSION REGARDING POSSIBLE FUTURE ORDINANCE ON NOISE/NUISANCE AND POSSIBLE MOTION TO ADVERTISE

Atty. Farrington stated that there have been some residents complaining about dogs barking. He feels that this would be the best option for the Township but suggested no action be taken at this time.

DISCUSSION & POSSIBLE ACTION/RESOLUTION REGARDING EASEMENT WITH SUMMIT TOWNSHIP

Atty. Farrington stated that they have been going over this for well over a year. Summit Township wants to install a sewage system along the Butler-Freeport Trail but there are still many things that will need to be taken care of before any action is taken. They have offered to install new gates and put in a parking lot and have a bottle filler at this location but there are still some minor details that need worked out.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve Easement with Summit Township contingent upon Chris with the Trail Council, Township Solicitor and Bankson Engineering receiving final copy of plans. Motion Carried. Un. Approval.

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.

LAND DEVELOPMENT

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.

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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 not received as of 10/12/22, Municipal Authority Comments received 9/23/22. Bankson Engineer comments received 9/30/22.

Ken Howard with Bankson Engineers stated that he sees no issue with this and he would recommend the Supervisors to Advertise, set date and time for Conditional Use Public Hearing. Mike Ogin with Gateway Engineers was present.

On a motion of Matt Sweeny, seconded by Albert Roenigk to Advertise, set date and time for the Twin Oaks Development, LLC. Sunset Drive Conditional Use Public Hearing for 7:00 pm on Wednesday, November 9, 2022. Motion Carried. Un. Approval.

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 have not been received as of 10/12/22, 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.

Ken Howard with Bankson Engineers read through the comment letter above. Mike Ogin with Gateway Engineers was present. Ken stated that all items are satisfied in the comment letter and he would recommend approval as presented. Atty. Farrington asked about the loading dock. Mike Ogin shared the map showing the revisions. Ron Zampogna asked about the façade if it would be split faced brick. Mike stated that he wasn't sure but would check and make it to township standards. Grant McConnell asked if the Stormwater concerns had been addressed. Ken Howard replied, yes.

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On a motion of Michael Oehling, seconded by Matt Sweeny to approve Oberg Industries, Inc. Silverville Road Expansion Final Site Plan. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Chris Zeigler, President of the Butler-Freeport Trail Council was in attendance gave an update regarding the trail. The 30th Anniversary of the Trail is coming up and we are planning a Celebration at the Caboose in Cabot. It will be on Saturday, October 29th from 10-2 and Galaxy Donuts will be there. We are recycling the bricks from Marwood Building and putting on them on the pavilion floor. Rob Peters has been keeping up with the mowing. The Half Marathon is this Saturday and we have around 600 participants signed up.

ADJOURNMENT was on motion of Gary Risch, seconded by Michael Oehling, at 7:56 p.m. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY/TREASURER