

**TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA.**

RESOLUTION NO. 2022-17

A RESOLUTION OF THE TOWNSHIP OF BUFFALO, BUTLER COUNTY PENNSYLVANIA, ESTABLISHING AND MODIFYING A CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT AT PARCEL NO. 040-S2-AB-0000.

WHEREAS, the developer, Twin Oaks Development Company, LLC (hereafter the “Developer”), submitted an Application for Conditional Use in the form of a thirty-two (32) lot Planned Residential Development on September 21, 2022, for Parcel No. 040-S2-AB-0000 (hereafter the “Property”), possessing an equitable interest in said property; and

WHEREAS, the Developer’s Engineers, Gateway Engineers, of 122 West Brady Street, Butler, PA 16001, submitted documents in support of the Developer’s application on September 22, 2022, including the required fee; and

WHEREAS, the Developer has applied for a conditional use of the Property in the form of a proposed Planned Residential Development, governed by Article Five of the Buffalo Township Zoning Ordinance; and

WHEREAS, the establishment of a Planned Residential Development is a conditional use within Single Family Residential (“R-1”) Districts under §205 of the Buffalo Township Zoning Ordinance; and

WHEREAS, the Property was zoned M-2 Manufacturing District until the Developer submitted a Zoning Amendment for the Property that was granted at the Regular Monthly Meeting of the Buffalo Township Board of Supervisors on August 10, 2022, and adopted as Amendment No. 8 to the Buffalo Township Zoning Ordinance; and

WHEREAS, Bankson Engineers, the Township Engineers submitted a review letter on September 30, 2022, the terms and conditions of their recommendation being herein incorporated; and

WHEREAS, the Butler County Planning Commission issued a letter on October 20, 2022, indicating that it had no comments relative to the proposed Planned Residential Development;

WHEREAS, the Township held the required public hearing on the Developer’s application on November 9, 2022, after proper public notice and consideration by all required public bodies; and

WHEREAS, following a review of the materials submitted by the Developer, input from residents at the public hearing, and recommendations from pertinent agencies, entities, and professionals, the Township herein seeks to approve the Developer’s application for a conditional use of the property for a Planned Residential Development.

NOW, THEREFORE, BE IT RESOLVED BY Buffalo Township, Butler County, Pennsylvania, that upon consideration and review of the Developer's application for a conditional use for Tax Map Parcel 040-S2-AB-0000 the application is approved. The Property is hereby granted a conditional use in the form of establishing a Planned Residential Development, subject to **(1)** the requirements of Article Five of the Buffalo Township Zoning Ordinance, **(2)** the resolution of any comments or concerns within Bankson Engineer's review letter, and **(3)** Final Approval of the land development plan.

ATTEST:

BY:

Janice Zubrin, Secretary

Rinaldo Zampogna III, Chairman

Date: November 9, 2022

(Seal)

I, Janice Zubrin, as Secretary of Buffalo Township, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at a regular public meeting of the Buffalo Township Board of Supervisors held on the 9th day of November, 2022.
