

BUFFALO TOWNSHIP PLANNING COMMISSION - AGENDA –
DECEMBER 7, 2022

- 1 – CALL THE DECEMBER 7, 2022 MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION MEETING TO ORDER**
- 2 – PLEDGE OF ALLEGIANCE**
- 3 – THIS MEETING IS BEING RECORDED, IF ANYONE IS TAPING THIS MEETING, PLEASE STATE YOUR NAME AND ADDRESS**
- 4 – ROLL CALL**
- 5 – APPROVAL OF THE MINUTES FROM THE NOVEMBER 2, 2022 REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED**

LAND DEVELOPMENT

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.

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- Rec'd Preliminary Subdivision/Site Plan Application
- Rec'd Preliminary Subdivision/Site Plan Fees
- Rec'd Preliminary Subdivision/Site Plans
- Rec'd Stormwater Report
- Rec'd Butler County Planning Commission Comments
- Rec'd Municipal Authority Comments
- Rec'd Bankson Engineers Comments

MS4 STORMWATER PROGRAM UPDATE

REMARKS FROM THE FLOOR

ADJOURNMENT