

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – NOVEMBER 2, 2022

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on November 2, 2022, at 7:05 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 – Present
Amy Trulik – Absent - Emailed
John Zurisko – Present
Brian Farrington – Present
TJ Stephens – Present
Rick Healey – Absent

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 October 5, 2022 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Sue Gregory, seconded by John Zurisko. Motion Carried. Un. Approval.

LAND DEVELOPMENT

YOUNG PLAN – CONRAD LANE – LOT LINE CONSOLIDATION PLAN

Graff Surveying is proposing a consolidation of two existing tax parcels for Robert & Cindy Young along Conrad Lane. Parcel 1F90-A13C2 is a 1.884-acres vacant parcel and will be consolidated with parcel number 1F90-A14JJ for a total of 17.062-acres. The new tax parcel 040-1F90-A14JJ has an existing dwelling. The property at 121 Conrad Lane does not have public water or public sewage service.

The Township office has received the application, filing fee, plans, Butler County Planning Commission comments received October 24, 2022; BCPC did not have any comments on this plan. Municipal Authority of Buffalo Township comments received October 24, 2022; The Municipal Authority of Buffalo Township does not have public water and sewage service in the area of 121 Conrad Lane. Bankson Engineer comments received October 26, 2022; We are in receipt of a Lot Line Revision Application for the property located at 121 Conrad Lane in Sarver PA, 16055 and an adjacent vacant property identified as tax parcel 1F90-A13C2. The Applicant is Robert & Cindy Young. The current owners of both properties are Robert & Cindy Young. The applicants are proposing to consolidate the two properties into a single parcel. We have been requested to review these documents for conformance with the applicable portions of the Township Zoning Ordinance, Ordinance No. 135, and Subdivision and Land Development Ordinance, Ordinance No. 136. Our comments relative to the review of these materials are as follows: We recommend that Approval of the subject Lot Line Revision may be granted at this time.

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TJ Stephens with Bankson Engineers stated that this plan is a Lot Consolidation Plan making 2 lots into 1 lot. We recommend that Approval of the subject Lot Line Revision may be granted at this time. Atty. Farrington stated this is fixing a property that was landlocked. Stan Graff of Graff Surveying was present.

On a motion of Sue Gregory, seconded by Tim Gottus to favorably recommend the Young Plan, Conrad Lane Lot Line Consolidation Plan on to the Board of Supervisors. Motion Carried. Un. Approval.

ANNOUNCEMENTS

MS4 STORMWATER PROGRAM UPDATE

TJ Stephens with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. Over the past month, the following Stormwater Program Activities have occurred: Pollutant Reduction Plan Infrastructure Design is being prepared for the Buffalo Trails Pond C Retrofit. 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:

Andrew Rogel, 244 Ekastown Road asked about rezoning property located off Ekastown Road. It is currently zoned R-2 and he would like to change it to A-1 so he could do some farming on the property. The property is landlocked. When he purchased the property there was a barn and some sheds. He did not realize that it was not Agricultural. After much discussion, Atty. Farrington suggested he get the paperwork started for a Zoning change and once he receives it, at that time he could look into if it would be considered spot zoning or not. He had already received the Zoning Change Procedure and Application from Rhonda prior to the PC Meeting.

ADJOURNMENT

There being no further business, it was on motion of Sue Gregory, seconded by Tim Gottus, to adjourn this Meeting at 7:30 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY