

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – DECEMBER 7, 2022

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on December 7, 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 – Present
Amy Trulik – Present
John Zurisko – Present
Brian Farrington – Present
Ken Howard – 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 November 2, 2022 Regular Monthly Meeting of the Buffalo Township Planning Commission, as recorded, was on motion of Amy Trulik, seconded by Tim Gottus. Motion Carried. Un. Approval.

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.

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 10/20/22, 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

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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, and Bankson Engineer comments received 9/30/22 revised comments received 12/1/22; We are in receipt of a Preliminary Subdivision and Land Development Application for the proposed Pine Ridge Planned Residential Development (PRD). The Applicant is Twin Oaks Development, LLC, and the Application was submitted on behalf of the Applicant by Gateway Engineers, Inc. The Applicant is proposing to construct a PRD on the property and implement a stormwater management plan for the site. Previously, Conditional Use approval for a PRD was granted for the property. As a PRD, the Developer is proposing 32 single-family lots. The lots are to be 70 feet wide with a 30-foot front yard setback. The lots will have a minimum size of 0.209 acres. Our office has completed a preliminary review of the submission materials. We offer the following list of comments and concerns. **SUBDIVISION:** 213.D: Public Sites and Open Spaces – We recommend that the Applicant provide the fee-in-lieu-of land dedication prior to Final Approval of the Subdivision and Land Development Plan Application. 303.5 #3: Cul-de-sac Design – 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. The Plan Drawing currently depicts a snow easement of 20 feet in width and 20 feet in depth. Please increase the size of the snow easement to comply with the specification of the ordinance. **STORMWATER MANAGEMENT:** 301.5 Please correct the Water Quality table on page 6 of the Preliminary PCSM Report to match the Water Quality table that is provided in the Appendix 12 PCSM Spreadsheet. 501.B #13: Unless specifically designed as a Volume Control or water quality facility, all stormwater management facilities must empty over a period of time not less than 24 hours and not more than 72 hours from the end of the facility's inflow hydrograph. Infiltration tests performed at the facility locations and proposed basin bottom depths, in accordance with the BMP Manual, must support time-to-empty calculations if infiltration is a factor. Please provide an infiltration test report. 501.B #16A safety fence must be installed around all stormwater management basins. The fence shall be a minimum of 8 feet high, and of a material acceptable to the Township. A gate with a minimum opening of 10 feet, with lock and keys shall be provided for maintenance access. 501.B #22d: Storm sewers must be able to convey post-development runoff without surcharging inlets for the 10-year storm event. Please provide calculations for the carrying capacity of the proposed storm sewers. 602.C #6-7: SWM Site Plan Supplemental Information – Please provide a Geological Assessment and a soils investigation report (including boring logs, compaction requirements, and recommendations for constructing detention basins). There is an inconsistency in the elevation of the underdrain as reported on Drawing 05 on page C710 of the Plan Drawing. The detail for the Orifice Rebar Trash Rack, Drawing 09 on Page C710 of the Plan Drawing, depicts incorrect dimensions in comparison to the specified dimensions below the detail. Yard Drains (YD) #1-1, #1-2, and #1-3 are not labeled on page C700 of the Plan Drawing. Additionally, please include details of the elevations of roof drains, basements, and sanitary sewer connections. Please place a Point of Interest at the proposed discharge point to the stream and include it in the hydrograph analysis for pre- and post-construction. Please include a note on the stormwater plan drawing stating that Stormwater Operation & Maintenance Provisions must be included in the Developer's Agreement and each individual deed. Clarify what stormwater management measures will be installed to capture drainage from the back of Lots 1 through 11 and Lots 17, 18, and 19. **GENERAL COMMENTS:** The property

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involved in the application is within the Proposed Transportation Service Area for Buffalo Township. As a result, a fee is required for the development of this property. We recommend that the Preliminary Subdivision and Land Development Application for the Pine Ridge PRD may be approved at this time. Subsequently, Final Approval will be considered after the Applicant revises the Application materials to address the comments listed above and submits the Final Subdivision and Land Development Application. We trust the foregoing is adequate for your immediate needs, please contact us if you require any additional information or clarification.

Ken Howard with Bankson Engineers read through the revised comment letter above and stated that he did not see a problem with moving the plan onto the Board of Supervisors since it is a Preliminary Site Plan approval request. They can bring the Final Plan through with the changes at a later time. Mike Ogin with Gateway Engineers was in attendance and stated that he did not make many changes because they are just asking for Preliminary approval at this time so that the Developer can purchase the property. John Zurisko asked about the sewage, where would it go to Municipal Authority or Upper Allegheny Joint Sewer Authority? Mike Ogin stated that he went and spoke with Kristy Donaldson at the Municipal Authority just today. Atty. Farrington asked about a parcel of land that is between Oberg Industries and the Pine Ridge PRD Plan. There was a concern that it may be a true private street or just a paper alley. It was suggested to get the Attorneys together and figure this out. Will there be utilities running through that area. Atty. Farrington stated that this was one big parcel years ago and this could fall under a PA Private Lane Act. It was asked, who owns this area? Mike Ogin state he will re-review and have Gary Herbert's Attorney look it over. Ken Howard stated if they can't get to a sewer line that would not be our problem. Atty. Farrington stated that he would then recommend not to approve this. Mike Ogin replied we will let the Attorney's figure this out.

On a motion of Sue Gregory, seconded by Tim Gottus to favorably recommend the Twin Oaks Development, LLC. Pine Ridge PRD Preliminary Subdivision/Site Plan onto the Board of Supervisors contingent upon satisfying all comments in Bankson Engineers review letter and submitting Final Site Plan at a later date. Motion Carried. Un. Approval.

ANNOUNCEMENTS

MS4 STORMWATER PROGRAM UPDATE

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. On going Stormwater Program Activities as follows are: Pollutant Reduction Plan Infrastructure Design is being prepared for the Buffalo Trails Pond C Retrofit. The field survey of Pond C has been performed. Pollutant Reduction Plan easement acquisition is ongoing. Audubon Society of Western Pennsylvania and Buffalo Creek Watershed and Important Bird Area News – Listing of upcoming events is included herein. Particular attention is encouraged for the upcoming Buffalo Creek Water Quality Monitoring Update – January 26, 2023 at 6:00 pm (online). Winter is here! How Rock Salt can impact nearby streams – Written tips to reduce negative impact to local streams include shovel early, salt responsibly, use watershed-friendly deicers. Refer to Penn State Extension website extension.PSU.Edu/watershed-friendly-deicing (handout included). The Township is soliciting public

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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:

There were no remarks from the floor.

ADJOURNMENT

There being no further business, it was on motion of Sue Gregory, seconded by John Zurisko, to adjourn this Meeting at 7:20 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY