

**BUFFALO TOWNSHIP PLANNING COMMISSION - AGENDA –  
MAY 3, 2023**

- 1 – CALL THE MAY 3, 2023, 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 APRIL 5, 2023 REGULAR MONTHLY MEETING OF THE BUFFALO TOWNSHIP PLANNING COMMISSION, AS RECORDED**
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**LAND DEVELOPMENT**

**TWIN OAKS DEVELOPMENT, LLC – PINE RIDGE PRD – FINAL SUBDIVISION/SITE PLAN**

Pine Ridge PRD is located on the south side of Sunset Drive on Parcel 040-S2-AB-0000 in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 22.9 acres of land. This 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 space and amenities within the site. The site is a hilltop which generally 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 Buffalo Township Municipal Authority 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.

<u>Rec'd</u>	Subdivision/Lot Line Revision Application
<u>Rec'd</u>	Filing Fee
<u>Rec'd</u>	Plan
<u>Rec'd</u>	BCPC comment letter

Rec'd MABT comment letter  
Rec'd Butler County Conservation District letter  
Rec'd Gateway Engineers comments to Bankson Engineers Oct. 3, 2022, letter  
Rec'd Bankson Engineer comment letter

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**THOMAS L. GOLDSCHNEITZER, 169 HEPLER ROAD, CONDITIONAL USE APPLICATION, DOG GROOMING SHOP**

Request to open a dog grooming shop on lower level (22' x 26') two bay garage apartment. No employees, no outdoor dog runs or outdoor kennels, no overnight boarding. Dogs to be dropped off and picked up by the end of day. The building is 400' from the road. Applicant owns property on two sides.

Rec'd Conditional Use Application  
Rec'd Plan Drawing  
Rec'd County Map  
Rec'd BCPC comment letter  
Rec'd MABT comment letter  
Rec'd Bankson Engineering comment letter  
Rec'd Comment letter from Applicant concerning Engineer comments

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**DISCUSSION REGARDING AMENDMENT NO. 10 TO ORDINANCE 135 REVISING ZONING ORDINANCE**

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**MS4 STORMWATER PROGRAM UPDATE**

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**REMARKS FROM THE FLOORADJOURNMENT**

**ADJOURNMENT**