

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – FEBRUARY 4, 2026

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on February 4, 2026, at 7:00 p.m. by Vice Chairman, Tim Gottus.

Roll Call

Grant McConnell – Absent
John Zurisko – Present
Sue Gregory – Present
Tim Gottus – Present
Michael Burd - Present
Brian Farrington – Present
Ken Howard – Absent
Marc Fleischman – Absent

A majority of the Planning Commission Board being present, the Vice Chairman, Tim Gottus declared the Meeting open for the transaction of business.

APPROVAL OF THE MINUTES of the January 7, 2026, Reorganization and Regular Monthly Meeting, motion by Sue Gregory, seconded by Michael Burd. Motion Carried. Un. Approval.

NEW BUSINESS

LAND DEVELOPMENT

JKESS, LP – ERIC L. SMITH – 706 SOUTH PIKE ROAD CONSOLIDATED LAND DEVELOPMENT/USE APPLICATION

The project site is located at 706 South Pike Road. The current site is a vacant lot between the Burger King Restaurant and the Arby's Restaurant. The proposed use is a Fast-Food Restaurant – Commercial Use.

Rec'd Consolidated Land Development/Use Application
Rec'd Survey
Rec'd MABT Comment Letter
Rec'd Bankson Engineers Comment Letter
Rec'd Butler County Conservation District Application

On a motion of Sue Gregory, seconded by John Zurisko to favorably pass on to the Supervisors for approval contingent upon getting all permits, including the highway occupancy permit and any outstanding items in Ken's comments.

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MICHAEL KELLEY PLAN NO. 2 –SUBDIVISION APPLICATION

We are proposing to subdivide a 1.538-acre lot, shown as lot 2, off an existing 91.69-acre parcel for a single-family residential dwelling. The proposed lot 2 will be serviced by public septic and water with a water line easement on tax parcel 040-S2-C1.

Rec'd Subdivision Application
Rec'd Graff Surveying LLC Plan Narrative
Rec'd Survey
Rec'd MABT Comment Letter
Rec'd Butler County Planning Department Review Letter
Rec'd Bankson Engineering Review Letter

On a motion of John Zurisko, seconded by Sue Gregory to favorably pass on to the Supervisors for approval. Motion Carried. Un. Approval.

MS4 Stormwater Program update

No Update

REMARKS FROM THE FLOOR

Brian Farrington gave an update on the comprehensive plan – still no awards have been made yet.

Rich and Brian talked about looking into the implementation of an ordinance for data centers.

ADJOURNMENT

There being no further business, it was on motion of John Zurisko, seconded by Michael Burd, to adjourn this Meeting at 7:45 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY