

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JUNE 3, 2026

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on June 3, 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 - Absent
Brian Farrington – Absent
Ken Howard – Present
Marc Fleischman – Present
Chelsea Friend - Present

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 May 6, 2026, Regular Monthly Meeting, motion by John Zurisko, seconded by Sue Gregory. Motion Carried. Un. Approval.

NEW BUSINESS

LAND DEVELOPMENT

D.R. HORTON – NEW JERSEY LLC – LOT LINE REVISION OF A PRIOR SUBDIVISION OF LAUREL HILLS PRD PLAN OF LOTS

This plan is a re-subdivision of Lot 65 of the Laurel Hills PRD Plan of Lots as recorded in PBV 428, Pages 38 & 39. The purpose is to further subdivide the affected lots to create fee simple units at the centers of the as-built party wall.

Rec'd Subdivision/Lot Line Revision Application
Rec'd Survey, Parcel Map Check Report, and Parcel Closure Report
Rec'd Butler County Planning Department Review Letter
Rec'd Bankson Engineer Review Letter

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

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JPC CONSTRUCTION SERVICES INC – LOT LINE REVISION SHUSTER DRIVE (BETWEEN BUFFALO TRAIL DR. AND SPRING CREEK LANE

Vacant land between Buffalo Trails and Shuster Drive, known as "Parcel B" of the Buffalo Trails Plan of Lots, also as the J.K. Miller Plan of Lots.

Rec'd Subdivision/Lot Line Revision Application

Rec'd Survey

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 contingent upon receiving fees & permits. Motion Carried. Un. Approval.

DISCUSSION ON UPDATING COMPREHENSIVE PLAN

Chelsea gave an update on the Comprehensive Plan. Our first grant request was denied. The second grant request is still pending.

MS4 Stormwater Program update

Ken gave an update.

REMARKS FROM THE FLOOR

None

ADJOURNMENT

There being no further business, it was on motion of John Zurisko, seconded by Sue Gregory, to adjourn this Meeting at 7:15 pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY