

BUFFALO TOWNSHIP PLANNING COMMISSION – REGULAR MONTHLY MEETING – JULY 1, 2026

The Regular Monthly Meeting of the Buffalo Township Planning Commission was called to order on July 1, 2026, at 7:00 p.m. by Chairman, Grant McConnell.

Roll Call

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

A majority of the Planning Commission Board being present, the Chairman, Grant McConnell declared the Meeting open for the transaction of business.

APPROVAL OF THE MINUTES of the June 3, 2026, Regular Monthly Meeting, motion by Sue Gregory, seconded by John Zurisko. 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 63 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 John Zurisko, seconded by Sue Gregory to favorably pass on to the Supervisors for approval. Motion Carried. Un. Approval.

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**ANTHONY DONATELLI & MICHELE DONATELLI, ANTHELE PROPERTIES INC, 110 SOUTH PIKE ROAD
CONDITIONAL USE APPLICATION**

Location of the property is on the southwest side of South Pike Road between Sarver Road (SR 228) and Parker Road. The Applicants request the extra space not currently being used for business purposes, to be subdivided off the main parcel and to be used for single family residence. This newly created lot would abut an existing Planned Residential Community. The lot dimensions of the new lot would meet all the B-1 Zoning requirements.

Rec'd Condition Use Application
Rec'd Survey
Rec'd Adjacent Properties within 300 Feet
Rec'd Butler County Tax Map
Rec'd Special warranty deed
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.

On a motion of Sue Gregory, seconded by John Zurisko to set a conditional hearing. Motion Carried. Un. Approval.

DOULIN LLC PLAN NO. 1 – 340 REIMER ROAD - SUBDIVISION APPLICATION

We are proposing to subdivide a 2.94-acre lot, off an existing 40.38-acre parcel for a single-family residential dwelling. The proposed lot is serviced by an existing well and an existing On-lot Septic. The Property is located 1.470' from the intersection of Reimer and Alwine Roads.

Rec'd Subdivision Application
Rec'd J.H. Hickman Surveying, LLC survey
Rec'd Butler County Planning Department Review Letter
Rec'd Bankson Engineering 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.

DISCUSSION ON UPDATING COMPREHENSIVE PLAN

Brian is in the process of merging some Data Plant Ordinances.

Map granting – no funding for the first submittal. Already submitted for the next cycle with a deadline of September 30th.

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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 7:47pm. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY