

APPENDIX 1. Buffalo Township Land Use and Transportation Plan Public Meeting Results (higher numbers equal higher priorities)

SUMMARY OF THE RECOMMENDATION	YOUR GRADE
Overall, I think transportation improvements are crucial, regardless of their impacts on rural character.	20
Overall, I think rural character is the most important planning issue in Buffalo Township, regardless of transportation needs.	50
It is more important to plan a long-term system for major through-traffic	123
It is more important to fix the existing system, and worry about future capacity later.	2

Short-Term Land Use Plan: This component examines ways to use zoning to control access to major roads and issue relative to land use around corridors.

SUMMARY OF THE RECOMMENDATION	YOUR GRADE
Allow residentially zoned homes along major traffic corridors to convert to professional offices, low-impact commercial, or duplexes with screening to buffer from neighboring structures.	98
Allow Agricultural zones along major corridors to subdivide up to new frontage lots but require them to be at least 400 feet wide (2+acres) with maximum driveway spacing.	96
Lands re-zoned to R-1 or R-2 on main corridor must maintain 400 feet lot width, if frontage lots.	92
100-foot building setback from right-of-way on all major corridors.	130
Parking lots should have clear entrance and exit points.	150
New roads should meet at 90-degree intersections with the existing roads.	130

Long-Term Land Use Plan Issues: This component examines the ways to manage growth and development over the long term.

SUMMARY OF THE RECOMMENDATION	YOUR GRADE
Allow development of general area around Sarver Road/Route 356 intersection with standards to ensure quality small town development (smaller lots/sidewalks, design standards, and permanent open space).	93
Allow development of vacant lands around the vicinity of Beale, Doyle, and Parker Roads at densities consistent with current development in neighborhood (½ -3/4 acre minimum density per dwelling unit).	104
Require all new major subdivisions to preserve some permanent open space.	133
Create a new zoning district - RC-Rural Conservation Residential. (1½ -2 acre, per unit minimum density). Mandatory open space: 50+%.	75
Emphasize development in woodlands to keep rural character and preserve farmland.	43
Emphasize development in farmland to preserve woodland.	26
Try to preserve some of both woodland and farmland in new development.	125
Continue using and developing planning tools to protect rural character.	127
Allow Route 228/Ekastown Road intersection to develop as a planned commercial corridor.	128
Allow current commercial uses on Route 356 to expand with quality standards.	96
Build cooperation agreements with other communities to share regional growth.	108

Short-Term Transportation Plan : This plan component looks at addressing existing deficiencies in the traffic network: either a current safety issue or improving the quality and convenience of service. As such, these are relatively modest activities.

SUMMARY OF THE RECOMMENDATION	YOUR GRADE
Install traffic signals and protected left-hand turning lanes from Route 228 to Route 356.	142
Install traffic signals at Route 28/356 intersection ramps.	90
Install a left-hand turning lane on Route 356 southbound to Younkens Road.	69
Install a left-hand turning lane on Route 356 southbound to Monroe Road.	107
Install a left-hand turning lane northbound from Route 356 to Route 228.	129

Long-Term Transportation Plan: This component looks at ways to ensure that future road networks can bear the anticipated traffic, and that new road and street networks meet planning goals.

SUMMARY OF THE RECOMMENDATION	YOUR GRADE
As new roads are built in subdivisions, encourage a more interconnected road network (fewer cul-de sacs) so traffic is more evenly spread out.	117
Require sidewalks in all new major subdivisions but allow slightly narrower streets. Over time, try to build the sidewalks into a network of trails and footpaths.	94
Try to route as much through traffic as possible to Route 28 via the Ekastown Road, by improved signage and markers and maintenance priorities.	100
Examine a way to re-route the lower portion of Ekastown Road through the old landfill site, away from homes in the lower part of the Township.	91

SUMMARY OF THE RECOMMENDATION	YOUR GRADE
Expand the number of lanes on Ekastown Road to accommodate future traffic (4-lane/select turning lanes).	109
Examine a way to re-route the eastern portion of Route 228 where it intersects with Route 356 to a position further south to improve the ability of the intersection to carry higher capacities of traffic. Upgrade with more turning lanes and signals.	41
Expand limited portions of Route 356 to 3-lane service with passing lanes and turning lanes as necessary.	81
Expand all of Route 356 to 5-lane capacity.	-56
Examine a new collector road to connect Route 356 and Ekastown Road.	71
Upgrade a Township road, such as Cole or Beale, to serve as a collector between Route 356 and Ekastown Road.	27
Keep as much traffic as possible on Route 356 as either local use or drivers coming to destinations in Buffalo Township.	71
The Township should collect fees for major new development, and bank these fees to pay for transportation improvements wherever they are needed.	78
Fees from developers should be spent on immediate impacts only.	34
Search for a long-term east/west connector road to the north of Buffalo Township.	90
Coordinate with Allegheny County communities for an improved Route 28 interchange.	108

APPENDIX 2: Buffalo Township Community Day Mini-Survey Results, June 16, 2004

ARE YOU A CURRENT RESIDENT OF BUFFALO TOWNSHIP?

YES – 156

NO – 12

FORMER RESIDENT – 18

WHAT IS YOUR OPINION ABOUT THE USE OF BUILDINGS AND LAND IN BUFFALO TOWNSHIP?			
	TOO MUCH	ENOUGH	NEED MORE
SINGLE FAMILY HOUSING	29	110	27
MULTI-FAMILY HOUSING	54	86	22
OFFICES AND BUSINESS SERVICES	32	77	58
SMALL RETAIL STORES	14	73	75
RESTAURANTS	8	45	113
LARGE STORES/SHOPPING CENTERS	35	69	55
INDUSTRY	15	78	72
PUBLIC LAND (PARKS, RECREATION AREAS)	3	29	132
CLINICS/MEDICAL SERVICES	8	98	51
FARMLANDS	4	65	96
WOODLANDS	1	52	108

PLEASE RATE THE TOWNSHIP IN TERMS OF THE FOLLOWING:			
	VERY DESIRABLE	SOMEWHAT DESIRABLE	NOT DESIRABLE
SCENIC RURAL CHARACTER	120	42	8
PLACE TO RAISE CHILDREN	142	142	3
AFFORDABLE PLACE TO LIVE	72	74	26
PUBLIC SAFETY/FREEDOM FROM CRIME	120	48	5
JOB AND BUSINESS OPPORTUNITIES	28	87	52
NEIGHBORLINESS/COMMUNITY SPIRIT	94	68	7
QUALITY OF HOUSING	94	67	5
FIRE PROTECTION	118	50	3
QUALITY OF PUBLIC SCHOOLS	126	34	12

HOW GREAT A PROBLEM IS EACH OF THE FOLLOWING IN BUFFALO TOWNSHIP?			
ISSUE	SEVERE PROBLEM	MINOR PROBLEM	NOT A PROBLEM
HIGHWAY CONGESTION	102	54	11
OVERCROWDING (TOO MANY BUILDINGS AND PEOPLE)	51	76	38
LOSS OF WORKING FARMS AND AGRICULTURAL AND LAND TO DEVELOPMENT	95	41	28
STREAM POLLUTION	28	82	49
LOSS OF HUNTING AND FISHING AREAS	62	68	34
STORMWATER RUNOFF	39	87	33
HIGH PROPERTY TAXES	102	43	14
LACK OF SHOPPING OPPORTUNITIES	34	70	59
LACK OF LOCAL JOB AND BUSINESS OPPORTUNITIES	52	74	38
LACK OF AFFORDABLE LOCAL HOUSING	41	76	45
OTHER			

DURING THE NEXT FIVE YEARS, WHAT PRIORITY DO YOU BELIEVE SHOULD BE GIVEN TO EACH OF THE FOLLOWING ISSUES?					
ISSUE	HIGHEST PRIORITY	HIGH PRIORITY	LOW PRIORITY	BAD IDEA	DON'T KNOW
LONG-RANGE PLANNING TO GUIDE AND CONTROL FUTURE GROWTH	108	49	6	1	2
PRESERVING OPEN SPACE IN EACH NEW MAJOR DEVELOPMENT	62	72	15	7	4
ATTRACTING VISITORS AND TOURISTS TO THE AREA	21	46	74	18	3
GUIDING THE OVERALL QUALITY OF DEVELOPMENT	76	66	14	2	3
BUILDING COMMUNITY SPIRIT	44	75	33	2	4

MULTIMUNICIPAL COMPREHENSIVE PLAN
 BUFFALO TOWNSHIP, CLINTON TOWNSHIP
 BUTLER COUNTY, PA

MANAGING TRAFFIC CONGESTION	100	47	13	2	0
EXTENDING PUBLIC WATER AND SEWER TO ALL AREAS WITH WELL WATER	34	41	44	38	4
DEVELOPING FISCAL PLANS TO PREVENT HIGH TAXES	109	37	10	4	3
ENCOURAGING NEW HOUSING	12	24	70	54	1
ENCOURAGING NEW RETAIL BUSINESSES	25	46	46	41	0
ENCOURAGING NEW INDUSTRY OR BUSINESS PARKS	31	40	44	38	0
PRESERVING WOODLANDS	87	49	23	0	1
PRESERVING FARMLANDS	96	43	22	1	1
PROVIDING OUTDOOR RECREATION AREAS	69	62	30	4	0
PROVIDING INDOOR RECREATION	37	53	60	6	3
MANAGING STORMWATER RUNOFF AND PROTECTING STREAMS	49	65	41	2	6

APPENDIX 3 Clinton Township Community Survey: Clinton Township made the same mini-Survey available to local leaders and citizens through the township building. Returns were smaller.

ARE YOU A CURRENT RESIDENT OF CLINTON TOWNSHIP?

YES - 5

No -

WHAT IS YOUR OPINION ABOUT THE USE OF BUILDINGS AND LAND IN CLINTON TOWNSHIP?			
	TOO MUCH	ENOUGH	NEED MORE
SINGLE FAMILY HOUSING	1	8	4
MULTI-FAMILY HOUSING	1	0	2
OFFICES AND BUSINESS SERVICES	0	7	5
SMALL RETAIL STORES	0	7	6
RESTAURANTS	0	5	8
LARGE STORES/SHOPPING CENTERS	6	8	0
INDUSTRY	1	9	0
PUBLIC LAND (PARKS, RECREATION AREAS)	0	4	9
CLINICS/MEDICAL SERVICES	0	4	7
FARMLANDS	1	8	3
WOODLANDS	0	7	6

PLEASE RATE THE TOWNSHIP IN TERMS OF THE FOLLOWING:			
	VERY DESIRABLE	SOMEWHAT DESIRABLE	NOT DESIRABLE
SCENIC RURAL CHARACTER	12	0	0
PLACE TO RAISE CHILDREN	13	0	0
AFFORDABLE PLACE TO LIVE	7	4	0
PUBLIC SAFETY/FREEDOM FROM CRIME	11	2	
JOB AND BUSINESS OPPORTUNITIES	3	9	0
NEIGHBORLINESS/COMMUNITY SPIRIT	8	5	0
QUALITY OF HOUSING	9	4	0
FIRE PROTECTION	8	5	0
QUALITY OF PUBLIC SCHOOLS	7	4	1

HOW GREAT A PROBLEM IS EACH OF THE FOLLOWING IN CLINTON TOWNSHIP?			
ISSUE	SEVERE PROBLEM	MINOR PROBLEM	NOT A PROBLEM
HIGHWAY CONGESTION	0	3	3
OVERCROWDING (TOO MANY BUILDINGS AND PEOPLE)	0	5	8
LOSS OF WORKING FARMS AND AGRICULTURAL AND LAND TO DEVELOPMENT	8	4	0
STREAM POLLUTION	0	9	2
LOSS OF HUNTING AND FISHING AREAS	2	6	3
STORMWATER RUNOFF	1	5	2
HIGH PROPERTY TAXES	2	7	2
LACK OF SHOPPING OPPORTUNITIES	1	7	2
LACK OF LOCAL JOB AND BUSINESS OPPORTUNITIES	1	10	2
LACK OF AFFORDABLE LOCAL HOUSING	1	11	0
OTHER SCHOOL TAXES	1	0	0

DURING THE NEXT FIVE YEARS, WHAT PRIORITY DO YOU BELIEVE SHOULD BE GIVEN TO EACH OF THE FOLLOWING ISSUES?					
ISSUE	HIGHEST PRIORITY	HIGH PRIORITY	LOW PRIORITY	BAD IDEA	DON'T KNOW
LONG-RANGE PLANNING TO GUIDE AND CONTROL FUTURE GROWTH	5	7	1	0	0
PRESERVING OPEN SPACE IN EACH NEW MAJOR DEVELOPMENT	7	5	1	0	0
ATTRACTING VISITORS AND TOURISTS TO THE AREA	0	3	10	0	0
GUIDING THE OVERALL QUALITY OF DEVELOPMENT	4	6	2	0	0
BUILDING COMMUNITY SPIRIT*	0	10	2	0	0
MANAGING TRAFFIC CONGESTION	1	8	2	0	0
EXTENDING PUBLIC WATER AND SEWER TO ALL AREAS WITH WELL WATER	0	1	4	8	0
DEVELOPING FISCAL PLANS TO PREVENT HIGH TAXES	2	3	1	0	0
ENCOURAGING NEW HOUSING	0	0	5	1	0
ENCOURAGING NEW RETAIL BUSINESSES	0	0	6	0	0
ENCOURAGING NEW INDUSTRY OR BUSINESS PARKS*	0	6	6	0	0
PRESERVING WOODLANDS	1	7	5	0	0
PRESERVING FARMLANDS	3	8	2	0	0
PROVIDING OUTDOOR RECREATION AREAS	0	9	3	0	0
PROVIDING INDOOR RECREATION	0	5	8	0	0
MANAGING STORMWATER RUNOFF AND PROTECTING STREAMS	0	10	2	0	0

APPENDIX 4: Open House Building and Community Appearance Survey Each individual indicated how he or she felt about seeing a new development within his or her Township or neighborhood. These were rated as follows:

- A** - Very favorable for new development
- B** - Favorable for new development
- C** - I feel neutral about this
- D** - I feel negative about this
- F** - Please don't let this happen!

NEW TRADITIONAL NEIGHBORHOOD

Small lots, high design standards, sidewalks, street trees



RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A-3	A-1	A-7	A-3
B-2	B-1	B-5	B-2
C-2	C-2	C-10	C-9
D-5	D-5	D-13	D-9
F-4	F-8	F-11	F-20

LARGE LOT SUBURBAN OPTION

No sidewalks, wider streets. House lots occupy all of tract.



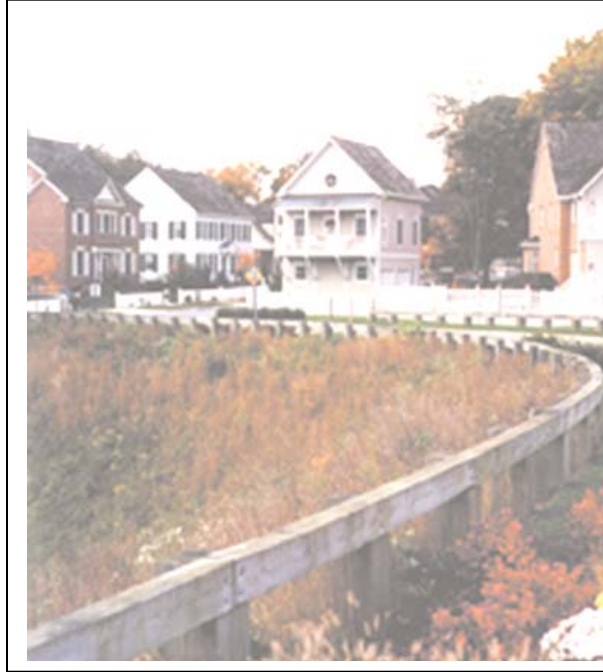
RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A-4	A-4	A-9	A-7
B-4	B-3	B-20	B-11
C-1	C-2	C-9	C-11
D-5	D-3	D-3	D-8
F-2	F-5	F-5	F-6

NEW VILLAGE

New buildings match historical styles.

Small lots, houses close together, with hillside meadow permanently preserved



RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A-3	A-2	A-5	A-4
B-2	B-1	B-9	B-4
C-4	C-3	C-13	C-6
D-4	D-7	D-13	D-22
F-4	F-4	F-6	F-9

BOULEVARD STREET WITH SIDEWALKS AND LARGER SETBACK OF HOMES FROM STREET



RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A-2	A-1	A-7	A-4
B-6	B-5	B-15	B-10
C-3	C-3	C-9	C-10
D-2	D-3	D-12	D-12
F-4	F-6	F-4	F-8

TOWNHOUSES BUILT AROUND A SQUARE OR “GREEN”



RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A-3	A-1	A-0	A-0
B-0	B-1	B-7	B-1
C-0	C-0	C-11	C-10
D-1	D-7	D-11	D-13
F-9	F-9	F-17	F-24

SINGLE-FAMILY DWELLING NEAR PERMANENTLY PRESERVED MEADOW



RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A - 11	A - 12	A - 18	A - 19
B - 3	B - 3	B - 20	B - 11
C - 2	C - 2	C - 5	C - 5
D - 0	D - 0	D - 3	D - 6
F - 1	F - 1	F - 0	F - 0

**SINGLE-FAMILY DWELLINGS, ON SMALL LOTS, BUT AT LEAST 100 FEET FROM EACH OTHER.
 DEVELOPMENT SURROUNDED BY TREES AND HEDGEROWS**



RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A-3	A-1	A-10	A-9
B-8	B-8	B-14	B-13
C-3	C-4	C-11	C-9
D-2	D-3	D-5	D-4
F-1	F-2	F-4	F-7

SMALL FARMS ON LOTS OF 10+ ACRES EACH



RESULTS

CLINTON TOWNSHIP		BUFFALO TOWNSHIP	
TOWNSHIP	NEIGHBORHOOD	TOWNSHIP	NEIGHBORHOOD
A - 12	A - 13	A - 24	A - 22
B - 2	B - 2	B - 13	B - 12
C - 3	C - 2	C - 7	C - 7
D - 0	D - 0	D - 2	D - 3
F - 1	F - 1	F - 0	F - 0