

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
MEETING AGENDA
589 Fairground Road, Lewisburg, PA
January 15, 2020

Chairman Jon Allocca called the meeting to order at 6:02 PM.

Those present: Jon Allocca; Curtis Barrick; Christine Buffinton; Andrew Misener; Ernie Romanini; and Makenzie Stover (CKCOG).

Visitors: See List

Public Comment:

- Marilyn Murphy stated that in her opinion the County Planning Commission Solicitor has a different attorney from the Planning Commission Solicitor and the Board should consider changing the current arrangement.

Motion by Jon Allocca and seconded by Curtis Barrick to appoint Christine Buffinton as Planning Commission Secretary for 2020.

Motion passed without exception.

Motion by Jon Allocca and seconded by Andrew Misener to appoint Curtis Barrick as Planning Commission Chairman for 2020.

Motion passed without exception.

Motion by Curtis Barrick and seconded by Ernie Romanini to appoint Jon Allocca as Planning Commission Vice-Chairman for 2020.

Motion passed without exception.

Motion by Ernie Romanini and seconded by Jon Allocca to approve the December 11, 2019 meeting minutes as distributed.

Motion passed without exception.

Motion by Andrew Misener and seconded by Jon Allocca to recommend approval for the Union county Library Minor Land Development with conditions of change ownership block, remove item# 20, and water quality addressed by Mid-Penn and township engineer.

Motion passed without exception.

All members received a copy of the State Ethics Commission Statement of Financial Interests for 2019. Completed copies should be returned to the Township by the February 19th meeting. Completed forms will be retained on file.

Motion by Jon Allocca and seconded by Ernie Romanini to recommend approval of the Chris Cummings and Kelly Baldwin Lot Consolidation.

Motion passed without exception.

Motion by Andrew Misener and seconded by Ernie Romanini to adjourn at 7:02 PM.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
February 20, 2020

Chairman Curtis Barrick called the meeting to order at 6:05 PM.

Those present: Jon Allocca; Curtis Barrick; Christine Buffinton; Ernie Romanini; and Makenzie Stover (CKCOG).

Visitors: See List

- Jim Knight, EBT resident, asked the Planning Commission to offer direction about how, as a non-conforming use, the collapsed billboard on Route 15 should be handled?

Motion by Jon Allocca and seconded by Ernie Romanini to approve the January 15, 2020 meeting minutes as distributed.

Motion passed without exception.

Motion by Jon Allocca and seconded by Curtis Barrick to recommend approval of a waiver of Stormwater Management Ordinance Section 403.C.5 for the Union County Public Library. This section requires all recharge/infiltration facilities be designed to completely drain within 72 hours of reaching maximum capacity.

Motion passed without exception.

Motion by Jon Allocca and seconded by Ernie Romanini to recommend approval of a waiver for the Beagle Club Subdivision on Ridgeway Drive. The waiver is for Section 402.K.1.k requiring common driveways at the common boundary lot line with one half of the driveway on each lot when more than three lots abut a cul-de-sac. The recommended waiver is conditional on receiving a signed approval letter from the Township Engineer and updated plans from AECOM showing a 50-foot' width along the front street right-of-way for Lot#1.

Motion passed without exception.

Motion by Curtis Barrick and seconded by Christine Buffinton to recommend approval of a waiver for the Beagle Club Subdivision of the Stormwater Maintenance Agreement Section 503.B.17 requiring horizontal and vertical profiles of all open channels.

Motion passed without exception.

Motion by Ernie Romanini and seconded by Jon Allocca to recommend approval of the Beagle Club Subdivision contingent on the following items as listed in the February 19, 2020, memo from Makenzie Stover, (CKCOG) Zoning Officer:

- All signature blocks are fully executed;
- Zoning requirement on sheet 2 to represents accurate lot widths;
- Driveway Permit is obtained from the Township;
- Waiver is placed on coversheet;
- All Township Engineer comments are addressed;
- Update plans show changes to Lot 1 based on waiver of 402.K.1.k;
- Updated probable cost estimate for stormwater and E & S controls is included;

- Stormwater maintenance agreement is fully executed;
- Improvement guarantee agreement is fully executed.

Motion passed without exception.

Motion by Christine Buffinton and seconded by Jon Allocca to recommend a waiver for the Brown Poultry Barn land development plan of Section 403 of the Stormwater Management Ordinance concerning groundwater recharge capacity.

Motion passed without exception.

Motion by Christine Buffinton and seconded by Ernie Romanini to recommend approval of the Brown Poultry Barn land development plan contingent on the following items as listed in the February 19, 2020, memo from Makenzie Stover, (CKCOG) Zoning Officer:

- All signature blocks are fully executed;
- Landowner signs statement for stormwater permitted fixture;
- Waiver of SWMO 403 is placed on coversheet;
- Plan addresses all Township Engineer comments on stormwater components;
- Union County Conservation E & S and NPDES permits are approved;
- Updated probable cost estimates for stormwater and E & S controls are included;
- Stormwater maintenance agreement is fully executed;
- Improvement guarantee agreement is fully executed.

Makenzie Stover, (CKCOG) Zoning Officer, discussed potential zoning map changes with Planning Commission members. She supplied a map outlining potential localized changes of AP to AR; AR to AP; HC to R1; WP to HC. Planning member should study these potential changes for future discussion.

Motion by Curtis Barrick and seconded by Ernie Romanini to adjourn at 7:20 PM.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
April 15, 2020

Chairman Curtis Barrick called the meeting to order at 6:00 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romanini, and Makenzie Stover (CKCOG). For East Buffalo Township: Jolene Helwig, Stacey Kifolo

Hearing of Visitors (See List)

- Jim Knight, EBT resident, asked about the restrictive requirements for keeping backyard chickens in R-1 (§404.1.I).

Approval of Minutes

- Motion by Jon Allocca, seconded by Ernie Romanini, to approve the February 19, 2020 meeting minutes as distributed.
- Motion passed without exception. Andrew Misener abstained.

Creative Landscapes Minor Land Development Plan

- It was noted that the packed parking surfacing had already been approved.
- Motion by Jon Allocca seconded by Christine Buffinton, to recommend approval.
- Motion passed without exception.

Miller Center Lot Consolidation

- Involves consolidation of parcels 002-036-142.20000, -142.30000, -153.0000 for a combined gross lot area of 13.64 acres.
- Motion by Ernie Romanini, seconded by Christine Buffinton, to recommend approval.
- Motion passed without exception.

Miller Center Land Development Plan

- The plan is for an accessory parking lot. The purpose is event overflow for the Miller Center and close parking for members.
- The lot is elevated by 4 – 5 ft from 15th Street.
- The proposed lot adds 260 parking places, for a total of 510 when combined with existing Miller Center availability.
- The hospital is in discussion with four residential owners out to Rt. 45.
 - Justin Ross (Livic) reported that the parking lot could be squared off when the residential lots along 15th Street are purchased.
- Concerns were expressed about the private Alley Way being used as a cut-through to the Miller Center and Giant
 - Should all of Alley Way be widened?
 - Flexible redevelopment district requires a minimum 22-ft cartway.
 - New width of the wetlands bridge is 28 ft.
 - The hotel shows a 2-ft widening and curb on the north side of Alley Way.
- Concerns were expressed about egress through the hotel.
 - A private drive requires 20-ft minimum width.
 - Existing pavement width is 25 ft.
- Commission questioned the maintenance agreement on Alley Way

- The previous owner was the Miller Center, but is now taken over by Evangelical Community Hospital (ECH).
- The first part of Alley Way is on hotel property, so maintenance needs clarification and an agreement.
- Commission asked about code enforcement after consolidation.
- Motion by Ernie Romanini, seconded by Jon Allocca, to recommend approval of the land development plan subject to receipt/approval of the following:
 - NPDES permit;
 - E&S approval from Union County;
 - Additional lighting and landscaping information;
 - Stormwater maintenance and improvements guarantee agreements;
 - Reference of the access easement;
 - Execution of all signature blocks;
 - Inclusion of existing and proposed grades on profiles (reference engineer's letter 4/13/20);
 - Signed Limestone Acknowledgement Certificate (reference engineer's letter 4/13/20).
- Motion passed without exception.

Adjournment

- Motion by Jon Allocca, seconded by Andrew Misener, to adjourn at 6:56 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
July 15, 2020

Chairman Curtis Barrick called the meeting to order at 6:00 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Angelo Vieceli, and Makenzie Stover (CKCOG). For East Buffalo Township: Jolene Helwig, Stacey Kifolo

Visitors: See List

Approval of Minutes

- Motion by Jon Allocca, seconded by Andrew Misener, to approve the April 15th, 2020, meeting minutes as distributed.
- Motion passed without exception. Angelo Vieceli abstained.

Discussion of Possible Zoning Changes

- Makenzie presented a township map showing five suggested changes:
 - 1) Woodland Preservation (W-P) area in the southeastern corner of the township changed in part to Highway Commercial (H-C) (bordering Rt. 15) and in part to Low-Density Residential (R-1).
 - 2) H-C area on the west side of Rt. 15, bordered by Beagle Club Road to the south and Fox Hollow development to the west, changed to R-1.
 - 3) Industrial (I-1) area, flexible redevelopment, bordered by the Rail Trail to the south, N. 15th Street to the west, St. Mary Street to the north, and Rt. 15 to the east changed to General Commercial (G-C).
 - 4) An area of Agricultural Residential (A-R) at the western border of the township, extending to the north-south extents of the contiguous zoning district and bordered on the east by Iron Cave Lane, changed to Agricultural Preservation (A-P).
 - 5) Areas of A-P north of Pheasant Ridge Road changed to A-R.
- Questions were raised about the effects of (5) on Pennsylvania agricultural security and Pennsylvania agricultural conservation easement areas within this region.
- Commission members also examined the list of additional uses that would be permitted with the change described in (5) above: riding stables, kennels, veterinary hospitals, outdoor recreation, churches, single family homes, bed and breakfast establishments, public/private schools, and mobile home parks (conditional).
- Commission members noted that animal husbandry and concentrated animal feeding operations might now be permitted on 3 acres with the change described in (5) above.
- Commission thought that changes (1)-(4) were mostly straightforward, but (5) requires further discussion. A shared Google document or other sharing means was suggested for members to contribute pros and cons.

Comments from Visitors

- Regarding proposed zoning change (1), Jim Knight suggested that the H-C district could be extended on both sides of Rt. 15 up to McRae Lane.
- David Hall addressed proposed change (5). He asked whether there is something that needs to be fixed, noted that 80-90% of the land there is actively farmed, wondered if the change would impede farming, and noted that no farming hardship is currently displayed.
- Marilyn Murphy thought the Commission should “think long and hard” before recommending the change in (5).
- Melissa Lobos referenced clients who want to “do things with their land” and recommended prioritizing “form over substance.”

Adjournment

- Motion by Jon Allocca, seconded by Angelo Vieceli, to adjourn at 6:50 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
August 19, 2020

Chairman Curtis Barrick called the meeting to order at 6:04 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romanini, Angelo Vieceli, Warren Zimmerman, and Makenzie Stover (CKCOG). For East Buffalo Township: Jolene Helwig, Stacey Kifolo

Visitors: See List

Hearing of Visitors

Comments by the following:

- Harold Fogle
- Chris Fanning
- Gary Grant
- Felipe Perrone
- Margaret Marr
- Cindy Kahley

Approval of Minutes

- Motion by Andrew Misener, seconded by Jon Allocca, to approve the July 15th, 2020, meeting minutes as distributed.
- Motion passed without exception, with Warren Zimmerman abstaining.

Final Land Development Plan, Vernon Martin Broiler House

- Plan includes a request for a waiver of Section 403.A of the East Buffalo Township Stormwater Management Ordinance, Recharge Volume Requirement.
 - 1) From the plan coversheet: "Infiltration testing was conducted which resulted in no percolation, therefore an underdrain has been proposed to a point below the 24" depth amended soil to provide for adequate dewatering of the basin and to promote infiltration."
 - 2) The proposed drainage plan includes underground storm pipes conveying runoff to an infiltration basin containing 3.4 feet of amended soil. Perforated pipe under the basin connects at basin edge to 46 LF of underdrain at 4.35% downhill grade, terminating at a concrete spreader.
 - 3) Plan meets DEP guidelines and received an NPDES permit.
- Motion by Curtis Barrick, seconded by Ernie Romanini, to recommend approval of the waiver. Motion passed without exception.
- Motion by Ernie Romanini, seconded by Angelo Vieceli, to recommend approval of the plan subject to execution of ownership and stormwater management system acknowledgment blocks on the coversheet, provision of an updated probable cost estimate for site improvements, execution of a stormwater maintenance agreement, and execution of the improvements guarantee agreement.

Discussion of proposed zoning changes in A-P and A-R regions

- Makenzie presented a revised map showing an A-R region with proposed change to A-P and an A-P region with proposed change to A-R.
- Commission and citizens discussed permitted uses in both zoning districts and ramifications of the proposed changes.
- Discussion will continue at future meetings.

Discussion of sign ordinance amendment

- Commission members were provided with a draft of amendments to the East Buffalo Township Ordinance regulating the usage of temporary signs.
- After brief discussion, Commission agreed to consider the amendments further at the next month's meeting.

Adjournment

- Motion by Ernie Romanini, seconded by Warren Zimmerman, to adjourn at 8:08 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
September 16, 2020

Chairman Curtis Barrick called the meeting to order at 6:05 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romani, Angelo Vieceli, Warren Zimmerman, and Makenzie Stover (CKCOG). For East Buffalo Township: Jolene Helwig, Stacey Kifolo

Visitors: See List (8 at the township building, 8 on Zoom)

Hearing of Visitors

Ryan Maxwell: Is attending with siblings Kim (3613 Smoketown) and Brad (1902 Pheasant Ridge). Ryan's address is 3835 Smoketown. He wants to address rumors that the family wants to put a housing development on their property. This is not true. The family wants to execute their mother's will and are unable to subdivide the land. Requests for a variance and zoning change specifically for minimal land size in A-P were denied.

Corinne Klose: Asked why are we looking at rezoning at all? EBT has higher taxes than surrounding areas and people choose to live here; she hopes the township won't screw it up.

Dave Hall: Has lived here for 36 years. Is worried about the future of the township and farmland. Has seen Berger, Fairfield, Westridge, Paris Meadows subdivisions in his time in the area. Zoning changes should not be undertaken when the township has so much land available for development. Should preserve the essential agricultural gifts.

Margaret Marr: Shares the aforementioned comments, doesn't understand the underlying problem or goal. Where did the map proposal come from? Worried about traffic on Pheasant Ridge. Asks what problem are we trying to solve? Is concerned about increasing residential development without increasing other infrastructure. Should create a livable and sustainable community.

Christine Shabanowitz: Lives in West Ridge and bought the property because of nearby farmland. Is very concerned about zoning for the Maxwell property. Why can't it just be transferred among family members?

Judith Marvin: Attended the supervisor's meeting on Monday. State considers ag lands a highest priority of zoning, the state wants rural way of life to stay rural. Urges commission to read her letter.

Approval of Minutes

- Motion by Andrew Misener, seconded by Angelo Vieceli, to approve the August 19th, 2020, meeting minutes as distributed.
- Motion passed without exception.

Old Business: GC/HC Changes and Uses

- Makenzie noted that little difference exists between H-C and G-C and asked for opinions from the commission on the combination of the two districts.
- All expressed support for combining H-C and G-C. Comments included looking at impervious coverage and minimum lot sizes, and that it might help to look at what already exists to determine lot sizes.
- Makenzie answered questions about rezoning of the “pork chop” to R-1. She thought that access from Beagle Club would not be a problem, as compared to the previous difficulty in getting HOP for access to the proposed Giant development from the state.
- Angelo asked for clarification of boundaries between H-C and residential area near the pork chop.
- Christine asked more questions about the possible W-P to R-1 change in the southeast corner of the township.
- Ernie had concerns about the strip clarification.
- These changes will be discussed at a future meeting.

Old Business: Sign Ordinance Amendment

- Tabled until the October meeting.

New Business: Agricultural Preservation Survey/Mailer

- Makenzie asked for input on the proposed survey.
- Christine: how would it be used? Should something like this be sent to abutters or near-abutters also?
- Curtis: asked not to show the map to the room because it is not currently under discussion.
- Andrew: does not see why we are proceeding down this road as we have no agreement yet.
- Angelo: would we include a draft of A-R in the questionnaire?
- Curtis: don't take away rights from farmers.
- Angelo: would A-P stay unchanged?
- Curtis: look at a rework of the A-R ordinance for next month.

Hearing of Visitors Part 2

Jim Knight: Agrees with Curtis about reworking the A-R zoning district. Trailer parks have been mentioned, but schools, churches, etc., are in there also. Also look at county guidelines for A-P to be consistent.

Margaret Marr: Echoes JK's appreciation for the PC. Echoes Angelo's comment from last month about the comprehensive plan. Evaluation of A-R should be independent of that area. Also likes CB's comment about surveying abutters.

Rachel Fisher: Has a church in her backyard and the lights are on 24/7, which has changed the landscape. There can be other unintended consequences such as that to the rezoning under discussion. The Maxwell request seems reasonable, hopes something could be done that wouldn't involve changing the zoning.

Char Gray: The church lights should be looked at. They should go down in illumination after 10 pm.

Judith Marvin: Should let people know what the change will be so we have something specific.

Dave Hall: Will notification be sent to adjacent landowners? Also likes Marr's comment.

Rachel Fisher: How will buildings impact run-off in the region in question?

Judith Marvin: Why is W-P being considered for a change to R-1? It is in the flood plain and W-P would help with trees. Please consider keeping it W-P, is there an ideological reason?

Adjournment

- Motion by Jon Allocca, seconded by Andrew Misener, to adjourn at 7:25 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
October 21, 2020

Chairman Curtis Barrick called the meeting to order at 6:00 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romani, Angelo Vieceli, Warren Zimmerman, and Makenzie Stover (CKCOG). For East Buffalo Township: Jolene Helwig, Stacey Kifolo

Visitors: See List (3 at the township building, 7 remote)

Hearing of Visitors

David Hall: Is attending to listen and voice concern about the township direction.

David Hafer: Concerned about potential rezoning in the southeast corner of the township. It is in the flood zone so why change to R-1? Makenzie and Curtis commented that there is no intent to encourage development in that area.

Judith Marvin: Expressed concern about the A-P to A-R rezoning. Thought planners should take resiliency into account. How do the community and environment go together and be resilient in the face of disaster?

Margaret Marr: Expressed concern about the dump on Pheasant Ridge Road, which seems to function like a commercial operation. Trucks leave at 5 am via Pheasant Ridge and come in via Old Schoolhouse. It is also an eyesore.

Christine Shabanowitz: Lives in Westridge across from the 500 acres under discussion and is concerned about it being 5% of the total township land. Has seen 250-300 acres developed since the past census. Recommends also consulting the county municipal plan.

Approval of Minutes

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the September 16th, 2020, meeting minutes as distributed.
- Motion passed without exception.

Old Business: Temporary Sign Ordinance

- Christine expressed concern about the loss of any enforcement capability if “temporary” is removed. Angelo asked if we are inviting another problem in attempting to eliminate the enforcement nuisance.
- Ernie asked how we would know when the sign was erected, since a permit is not required, and is also not in favor of illumination.
- Makenzie will talk to Pete and try to incorporate some of the comments and bring this back to the commission next month.

New Business: Proposed ordinance including health care facilities amendments

- Andrew asked about the vague language for group homes, particularly item #1. Commission discussed other possible language.
- The convalescent category was reviewed, with Andrew noting that hospice facilities are personal care facilities.
- Motion by Ernie Romanini, seconded by Christine Buffinton, to recommend approval of Sections 1 to 7 and Sections 10 to 14 of the proposed amendments to Chapter 27 of the Code of Ordinances of East Buffalo Township. Motion passed without exception.

New Business: A-P zoning

- Commission discussed the appropriateness of mining in A-P. All agreed it should be removed and permitted in W-P.
- Commission discussed Margaret Marr's comment on the dumping area on Pheasant Ridge Road. Stacey noted this is a recycled compost area rented from Farmer Brown and DEP approved. Brown is also having fill brought in. The operation is overseen by the County Conservation District. Andrew mentioned that some material looks like construction fill. Ernie mentioned another dump site off Furnace Road.
- Christine asked about the consideration to reduce minimum lot size in the A-P zone to 25 acres, and the content of a letter from the county planning commission to EBT regarding a proposal to reduce the size to 25 ac. Warren mentioned that as farms get more expensive, farmers may need smaller lots.
- Section 8 of the proposed ordinance removes indoor recreation from W-P, A-P, and A-R.
- Angelo asked about the inclusion of agritourism. Makenzie recommended using Perry County as a model for this.
- Inclusion of Forestry was discussed, for example, Christmas tree sales. Curtis noted that a tree farmer may have a nursery on the side.
- Commission discussed the differences between public recreation and light recreation and favored eliminating light recreation.

New Business: A-R Zoning

- Commission discussed the differences between public recreation and outdoor recreation. Angelo gave typical sizes of fields for baseball, softball, field hockey, soccer, football, and lacrosse. Commission recommended keeping outdoor recreation and removing public recreation. Makenzie will also get information to Commission about this.
- Much discussion ensued on Agricultural Business. Commission decided to bypass final decisions for the evening and move on.
- Minimum residential acreage was discussed, and 3 acres was deemed appropriate.
- Commission agreed to remove planned residential developments.
- Other permitted uses and minimum lot sizes were discussed individually:
 - Bed and Breakfast: 3-acre minimum deemed acceptable.
 - Boarding kennels: 3-acre minimum deemed acceptable.

- Mobile home parks: Makenzie noted that this issue is currently before the supervisors. It is recommended for R-2 since this zoning district allows multi-family dwellings.
- Model homes: Much discussion ensued, and these will be added to the district.
- Schools: remove from A-R.
- Churches: large churches should not be allowed, but something like “rural churches” should be. Makenzie will research language and report next month.
- Discussion will be continued at the November meeting.

Adjournment

- Motion by Andrew Misener, seconded by Ernie Romanini, to adjourn at 8:15 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
November 18, 2020

Chairman Curtis Barrick called the meeting to order at 6:00 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romanini, Angelo Vieceli, and Warren Zimmerman. For East Buffalo Township: Jolene Helwig, Stacey Kifolo

Visitors: See List.

Approval of Minutes

- Motion by Jon Allocca, seconded by Ernie Romanini, to approve the October 21st, 2020, meeting minutes as distributed.
- Motion passed without exception.

New Business: 2021 Meeting Schedule

- Motion by Warren Zimmerman, seconded by Jon Allocca, to approve the 2021 meeting dates and times as distributed.
- Motion passed without exception.

Adjournment

- Motion by Andrew Misener, seconded by Ernie Romanini, to adjourn at 6:05 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
December 16, 2020

Chairman Curtis Barrick called the meeting to order at 6:02 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romanini, and Angelo Viececi. For East Buffalo Township: Jolene Helwig, Stacey Kifolo. For CKCOG: David Hines, Makenzie Stover.

Visitors: All remote. See List.

Hearing of Visitors

Christine Shabanowitz: Is very concerned about the A-P ordinances under discussion and urges consideration of all factors.

Judith Marvin: Asked if commission received her letter. Concerned about the potential W-P to R-1 zoning change in the southeast corner of the township.

Ron Ziemian: Is a civil engineer residing on Country Road. Concerned because garbage dumping, not only clean fill, is now evident at the dump site (Brown) on Pheasant Ridge Road. Stacey urged contact of the County Conservation District.

Marilyn Murphy: Spoke with Farmer Brown that morning, who said fill from the chicken barn project is being dumped on his property.

Approval of Minutes

- Motion by Angelo Vicieli, seconded by Jon Allocca, to approve the November 18, 2020, meeting minutes as distributed.
- Motion passed without exception.

New Business: Flood Plain Ordinance

- David Hines presented a draft of the new flood plain ordinance. The ordinance has been reviewed by township council (Matson) and Union County Planning Commission (McLaughlin).
- The new ordinance contains two additions:
 - 1) Specifications for accessory structures, and
 - 2) Special requirements for storage of recreational vehicles.
- The ordinance wording comes from FEMA, so any wordsmithing is not recommended.
- Motion by Andrew Misener, seconded by Jon Allocca, to recommend approval of the ordinance.
- Motion passed without exception.

New Business: Bucknell Solar Sketch Plan

- Chris Watts of Mid-Penn Engineering presented a sketch plan for an accessory solar energy system for Bucknell University.
- Plan area is approximately 6.5 - 7 acres. Plan includes enclosure fencing, gates, and access road. Will use an existing transformer near the golf course clubhouse; trenching is required from the new transformer to the existing transformer.
- Commission asked about trees abutting residential areas or collector roads and possible glare on Rt. 15.
- Makenzie as Zoning Officer will have a site meeting.
- Andrew asked whether the project was an accessory or principal use and mentioned not having a copy of the final solar ordinance.
- Victor Udo, Director of Campus Sustainability, expressed appreciation to the Commission for listening.

Old Business: Sign Ordinance

- Commission is reviewing the sign ordinance to ensure it agrees with a Supreme Court decision (**Reed v. Town of Gilbert, 2015**) that local sign ordinances must be content-neutral. Any regulations must apply uniformly to all signs, regardless of content. (**"Compelling government interests, such as pedestrian or vehicle safety, may still allow content-based sign regulations."**)
- Commission discussed using a fixed size across all zoning districts, rather than varying by the district. 20 sq.ft and 25 sq.ft were discussed. A standard for sign height was also mentioned.
- All agreed sign lighting is not desirable.
- A 5-day or 10-day removal time was suggested.
- Makenzie will discuss with Pete and return at the next meeting.

Old Business: A-P and A-R Zoning

- Due to the lateness of the hour, Commission elected to postpone discussion to the January 2021 meeting.
- Christine Shabanowitz asked if the public can get a copy of the proposed ordinances. Makenzie will email.

Adjournment

- Motion by Jon Allocca, seconded by Ernie Romanini, to adjourn at 7:29 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary