

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
January 21, 2021

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. For CKCOG: Makenzie Stover.

**Visitors:** Jim Knight, Melissa Lobos, Margaret Marr, Marilyn Murphy, Chris Shabanowitz

**Election of Officers:** The following were elected to positions for 2021:

Chair: Curtis Barrick  
Vice-Chair: Jon Allocca  
Secretary: Christine Buffinton

**Hearing of Visitors:** no comments.

**Approval of Minutes**

- Motion by Andrew Misener, seconded by Jon Allocca, to approve the December 16, 2020, meeting minutes as distributed.
- Motion passed without exception.

**New Business: Reiff Minor Subdivision Plan**

- Property is in the A-P district.
- The plan involves subdivision of 77.03 acre from a 132.53-acre tract, leaving a 55.50 acre residual.
- Motion by Ernie Romanini, seconded by Christine Buffinton, to recommend approval of the plan. Motion passed without exception.

**Old Business: A-P and A-R Zoning District Requirements**

- The Commission returned to discussion of permitted uses and restrictions. Makenzie reviewed currently permitted A-R uses and asked first about the 25-acre minimum as questioned previously in the A-P zone. Members discussed reasons for and against, and the minimum acreage for a productive agricultural operation.
- Commission members also considered the definition of agricultural husbandry, and whether this should be combined with the "agriculture" usage; the fact that residential use should be secondary to agriculture in the district, not the other way around; and the original 3-acre minimum for agriculture and animal husbandry. Members thought this was a mistake and tentatively proposed 35 acres for agriculture, 50 acres for animal husbandry operations, and 10 acres for farmettes.

- The commission also discussed limits on residential size, with the example of multiple 20-acre residences taking away too much land from agricultural uses.
- Other permitted uses and sizes were:
  - Riding stables: 10 ac
  - Kennels: 3 ac
  - Veterinary: 3 ac
  - Outdoor recreation: 5 ac
  - Churches: 3 ac, with further investigation.
  - B&B: proposed to not allow. Makenzie will investigate in which zoning districts they are permitted and look for supplemental regulations.
  - Boarding/rooming houses: Makenzie will also investigate.
  - Wireless: yes.
  - Public recreation: remove (included with outdoor recreation)
  - Indoor recreation: remove.
  - Schools: remove.
  - Agritourism/Agritainment: Commission discussed existing operations in the county as examples. The general opinion was to include these in A-P and A-R, although Makenzie will investigate and determine if some uses could be accessory.
- Makenzie will compile the recommendations to date.

### **Adjournment**

- Motion by Ernie Romanini, seconded by Warren Zimmerman, to adjourn at 7:30 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
February 17, 2021

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

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

**Visitors:** Andrew Stuhl, Caitlyn Hines, Chris Watts, Gene Kreamer, Gerald Stauffer, Heidi Hall, Jim Knight, Judith Marvin, Ken Field, Marilyn Murphy, Chris Shabanowitz, Mary Wyand, Michael Thomas, Phillip Foy, Trever, Victor Udo

**Hearing of Visitors:**

**Andrew Stuhl** (301 S. 19<sup>th</sup> Street, Lewisburg): Commenting as Assoc. Prof. Environmental Studies, future department chair. Cited benefits to students, department, across the university.

**Victor Udo:** supported the solar project as very good for the community, students, and the environment.

**Approval of Minutes**

- Motion by Ernie Romanini, seconded by Jon Allocca, to approve the February 17, 2021, meeting minutes as distributed.
- Motion passed without exception.

**New Business: ER Bison Solar Project**

- Chris Watts of Mid Penn Engineering presented the design. The existing site is currently used mainly for stockpiling construction materials and storage trailers. A duct bank is necessary to connect the new and existing transformers. The duct bank will avoid trees, stabilized areas, tee boxes, and buildings.
- Plan requires E&S, NPDES, and Citizen's Electric approvals.
- Nine other items noted in the CKCOG letter of February 17, 2021, need to be addressed.
- Encore representatives Caitlyn Hines and Phillip Foy confirmed that contractors would be brought on board in April and May, with completion planned in 3-4 months.
- Makenzie went through the comments in her assessment.
- The township engineer thinks no stormwater maintenance agreement is needed so a waiver should be placed on the plan.
- Commission members asked about glare. Makenzie does not believe a study is needed if coating details are included with the plan.
- Andrew asked whether this is a primary or accessory use. Makenzie stated that it meets the definition of accessory use. Audience member Jim Knight said that the Bucknell co-

generation plant has not been expanded since 1998. Net metering was discussed and the use of offset limits.

- Generation and usage details will be provided next month.
- Motion by Jon Allocca, seconded by Ernie Romanini, to table the discussion to next month to answer questions raised in CKCOG's letter of February 17, 2021, and to obtain answers to the net metering questions. Motion passed without exception.

### **New Business: Lewisburg Farmer's Market Minor Land Development**

- Michael Thomas of Meck-Tech Inc. presented the plan for two pavilion structures for vendor coverage.
- Mr. Thomas noted the excess parking available, with 541 spaces available compared with 266 required.
- Traffic is not expected to increase as a result of the two structures.
- Existing parking surface is considered impervious so pavilions will not increase impervious coverage.
- Commission suggested that the planting areas on the south side be also done at the end of the aisles on the north side. This will limit entry from and exit to Fairground Road not at aisle locations. Plantings will be at grade, not involve RR ties, and not be in the Penn Dot right-of-way.
- Commission discussed emergency vehicle access, which was deemed sufficient.
- Commission unanimously recommended the following:
  - Waiver of Traffic Impact Study (Section 402.2.A.5): motion by Ernie Romanini and second by Christine Buffinton.
  - Waiver of Limited Number of Driveways restriction (Section 402.7.C.5.c): motion by Jon Allocca and second by Christine Buffinton.
  - Waiver of Curbing Between Driveways requirement (402.7.C.6.b.15), with note regarding addition of grass: motion by Ernie Romanini and second by Christine Buffinton.
  - Waiver of Line Striping requirement (Section 705.B.2): motion by Andrew Misener and second by Ernie Romanini.
- Motion by Ernie Romanini, seconded by Jon Allocca, to recommend approval of the plan contingent on the developer addressing items 4, 6, 7, and 8 in the February 17, 2021, CKOG review, specifically:
  4. Provide existing and proposed building coverage to the plan
  6. Complete Ownership Block
  7. Change Plan name to Final Land Development
  8. Change Waiver request number on the coversheet: Waiver of Section 402.2.A.5 (Traffic Impact Study)

Motion passed without exception.

**Hearing of Visitors: No comments**

**Meeting was adjourned at 7:25 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
March 17, 2021

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

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

**Visitors:** Ken Field, Caitlyn Hines, Chris Shabanowitz, Chris Watts, David Hall, Eric Scicchitano, James Knight, John Kelchner, Judith Marvin, Kathleen Evans, Margaret Marr, Marilyn Murphy, Mary Griffith, Mary Wyand, Phillip Foy, Victor Udo, Matt Farrand

**Hearing of Visitors:**

**Ken Field:** Expressed support for the solar project and said it will help meet sustainability goals, since Bucknell buys 10% of its energy on the open market.

**Victor Udo:** Supported Ken Field's comments and said the project is good sustainability for the community. Expressed appreciation for the PC diligence.

**Approval of Minutes**

- Motion by Angelo Vieceli, seconded by Curtis Barrick, to approve the February 17, 2021, meeting minutes with the following changes: a CKCOG spelling correction, switching of wording for north and south regarding the addition of new planting areas at the Farmer's Market, and addition of the fact that the comment about the Bucknell co-generation plant was made by audience member Jim Knight.
- Motion passed without exception.

**Old Business: ER Bison Solar Project**

- Makenzie discussed each item in her review. She also described an approval letter from Citizen's Electric for utility net energy metering. The proposed gross annual export of the PV system of 2,235 MWh, which is 107% of Bucknell's aggregate 2018 consumption.
- The township engineer supports the request for stormwater waiver, based on the solar panels being mounted on driven posts with vegetation underneath.
- Discussion ensued on the question of accessory usage and net metering. Andrew asked why the year 2018 was chosen for comparison and whether the co-generation plant should be considered in the question of net metering. Caitlyn Hines of Encore reported that the cogeneration plant is under a different contract and the 110% rule is based on accounts being net metered against, and that net metering allows for comparison to the last three years. The year 2018 was deemed most relevant.
- Jon asked about the scenario of future solar installations on campus, which might then put total production over the 110% limit. Victor Udo (audience) commented that the cogeneration plant output could then be scaled back.

- Motion by Curtis Barrick, seconded by Angelo Vieceli, to recommend approval of the storm-water waiver. Motion passed without exception with Christine Buffinton abstaining due to employment conflict.
- Motion by Angelo Vieceli, seconded by Jon Allocca, to recommend approval of the plan contingent upon execution of the inspection agreement (Section 507.7.25), execution of the financial security agreement (Section 507.7.26), completion of owner blocks, and signature of the Union County Planning Director. Motion passed without exception with Christine Buffinton abstaining due to employment conflict.

### **Old Business: Sign Ordinance**

- Commission discussed separate sign size limits for commercial and residential uses, expressed by proposed 504.12.C as “Non-Permanent Signs shall not exceed the size or area of permanent signs in the zoning district in which they are placed.” All were in favor of separate sign size limits, with 20 sq.ft. in commercial and 6 sq.ft. in residential.
- Limits for A-R, A-P, and W shall be the same as commercial.
- Motion by Jon Allocca, seconded by Warren Zimmerman, to recommend approval of the sign ordinance with the stated size limits. Motion passed without exception.

### **Old Business: A-P and A-R Zoning**

- Commission postponed further discussion until the following month.
- Makenzie noted that Bed and Breakfast establishments are a particularly vague category.

### **Hearing of Visitors:**

**Margaret Marr:** Mentioned that Rt. 15 and Furnace Road might be locales for larger signs, so perhaps there should be an exception for major arteries. Commission thought this might be a nuisance to neighbors.

**Judith Marvin:** Strongly recommended pollinator habitat under the solar panels.

**Matt Farrand:** Asked for clarification of the exact location of the proposed solar panels.

**Meeting was adjourned at 7:19 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
April 21, 2021

Chairman Curtis Barrick called the meeting to order at 6:10 PM.

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Andrew Misener, Angelo Vieceli, and Warren Zimmerman. For East Buffalo Township: Stacey Kifolo. For CKCOG: Makenzie Stover.

**Visitors:** Kathleen Evans, David Hall, James Knight, Margaret Marr, Judith Marvin, Marilyn Murphy, Tina Prowant, Chris Shabanowitz

**Hearing of Visitors:**

**Margaret Marr:** Wanted to know who is on the Zoom session and to welcome new member Mary Beth Griffith.

**Approval of Minutes**

- Motion by Angelo Vieceli, seconded by Warren Zimmerman, to approve the March 17, 2021, meeting minutes.
- Motion passed without exception.

**Old Business: Agricultural Preservation (A-P) and Agricultural Residential (A-R) Permitted Uses**

- Commission reviewed the list provided by Makenzie of permitted uses previously discussed in the A-P and A-R zones. Commission had very few comments about the A-P zone except for a question by Christine about whether the sliding scale for subdivision would stay the same. It was confirmed that the sliding scale would stay the same.
- For the A-R zone, Angelo asked whether removing schools created a hardship for smaller schools associated with a religious group. Warren reported that such schools are often sited on existing farms with a 100-year lease. Makenzie will look into language for including these as an accessory use.
- Warren asked about regulations for ground-mounted solar panels in the A-R district. Makenzie reported that this would fall under jurisdiction of the new solar ordinance (Ordinance 395). In both A-P and A-R, the minimum lot size is 5 ac and the maximum is "50% of the tract of land not otherwise used for structures, driveways, parking lots or other similar uses, not to exceed 50 acres." Soil limitations also apply: "no more than twenty percent (20%) of the entire area for development shall consist of Class I and Class II prime agricultural soils as defined by the then current version of the NRCS Custom Soil Resource Report."
- Mary Beth asked about the prior conditional use for mobile home parks in A-R, which was removed in the latest discussion.
- Commission discussed requirements for Bed and Breakfast establishments in A-R. Section 403.1.F defines them as limited to four rooms; it was suggested this be moved to the definitions section of the Zoning book. Commission agreed on application of the existing



parking regulations, which are two spaces per room and one per employee. Differences between Bed and Breakfast and Rooming establishments were noted, with Rooming establishments having been eliminated from A-R in the most recent discussions.

- On the topic of Farmettes, the Commission was generally in favor of regulations associated with animal size, as in the Penn Township example provided by Makenzie. Commission will continue to work on specifics of the animal and lot size regulations. In lot size requirements, the word “tillable” should be added to omit acreage such as wetlands from the land under consideration. All agreed that 5 ac is a reasonable size for Farmettes.
- The Commission discussed proposed definitions of “Agritourism” (#4) and “Agritainment” (#5) in the circulated “EBT Ordinance Update Questionnaire.” Makenzie pointed out that current EBT zoning ordinances have no applicable category for what would fall under this Agritainment definition. Members were hesitant about the commercial nature of potential Agritainment uses and whether they should be permitted in A-R. Makenzie will obtain more information about Agritainment for a future discussion.
- The Commission briefly discussed the definitions of “Agricultural Operation (Animal Husbandry)” (#6) and “Agricultural Commercial Establishment” (#7), which are both updates to the existing ordinance definitions. Commission members should work on definitions #6-#9 for homework before the May meeting.

**Hearing of Visitors:** none

**Meeting was adjourned at 7:27 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
May 19, 2021

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Andrew Misener, and Angelo Vieceli. For East Buffalo Township: Jolene Helwig, Stacey Kifolo.

**Visitors:** Kathleen Evans, David Hall, Judith Marvin, Dominic Silvers.

**Potential Update to Temporary Sign Ordinance**

- Commission discussed the fact that the temporary sign ordinance did not specifically address size limits in the Bucknell zoning district. Commission agreed to recommend no changes in the ordinance, thus not specifying a maximum temporary sign size in the BU district and leaving all other districts as is.
- Motion by Jon Allocca, seconded by Angelo Vieceli.
- Motion passed without exception.

**Hearing of Visitors:**

**David Hall:** Questioned the use of the Union County Comprehensive Plan in the current zoning deliberations and wanted to know whether the Planning Commission was or had been in contact with the Union County Conservation District. Mentioned that Cindy Kahley (Union County Agland Preservation) had attended a previous meeting. Curtis replied that the Commission is working through items on its own end now but would be in touch if warranted in the future.

**Approval of Minutes**

- Motion by Jon Allocca, seconded by Christine Buffinton, to approve the April 21, 2021, meeting minutes.
- Motion passed without exception.

**Old Business: Agricultural Preservation (A-P) and Agricultural Residential (A-R) Permitted Uses**

- Most discussion was postponed for a future meeting when the Zoning Officer would be present.
- Commission briefly discussed the definitions of agritourism and agritainment, concluding that many definitions are conflicting and the assignment of permitted uses to these categories is not at all clear. These definitions and uses will be a main part of next month's discussion.

**Hearing of Visitors:**

**David Hall:** Asked the status of Bed & Breakfast regulations, since this was a past meeting topic. Curtis clarified that the existence was not in question, although the Commission discussed number of rooms and parking spaces.

**Commission Discussion:**

Angelo asked about any plans to transition to in-person only meetings. Stacey said there are no plans at the present time to stop the Zoom component of Planning Commission meetings.

**Meeting was adjourned at 6:50 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
July 21, 2021

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, and Angelo Vieceli. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

**Visitors:** Kathleen Evans, Jim Knight, David Hall, Judith Marvin, Marilyn Murphy.

**Hearing of Visitors:**

**David Hall:** Stated that he enjoyed hearing the dialogue over past months about A-P and A-R zoning. Has concerns about the impact of potential rezoning on township infrastructure, utilities, water supply, and taxes. Asked if the Commission takes these into consideration at this point, or if the supervisors take these into consideration. Also asked how ag fits into the County Comprehensive Plan and how PC deliberations fit into the plan.

In ensuing discussion, Curtis emphasized that the Commission is just looking at permitted uses now. Makenzie followed up to say that the zoning ordinances needed “cleaning up” before any possible rezoning or survey distribution. David asked whether the survey would be sent only to residents of the affected districts. Makenzie answered yes, and David said he would like to see the survey distributed widely, ideally to the entire township. Curtis noted that much care will be put into the survey and is a reason for slowing the process at this point.

**Approval of Minutes**

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the May minutes with the addition of the May motion to not specify size limits on temporary signs in the Bucknell district.
- Motion passed without exception.

**Old Business: Agricultural Preservation (A-P) and Agricultural Residential (A-R) Permitted Uses**

- Makenzie shared the supplemental regulations for Bed and Breakfast (B&B) establishments from Kelly Township. Commission members liked most features of the regulations except for the maximum overnight lodging limit of not more than 60 days for any guest in any calendar year. All agreed on increasing the limit from 60 days to 90 days.
- Commission discussed districts in which B&B establishments should be permitted and the size limits in each district, with particular focus on whether to permit in R2, RU, AP, and BU.
- Motion by Jon Allocca, seconded by Christine Buffinton, to:
  1. Permit B&B in WP, AP, and AR with a minimum size of 3 acres.
  2. Permit B&B in RU with a minimum size of 20,000 sq.ft.
  3. Permit B&B in GC and BU with a minimum size of 30,000 sq.ft.
- Commission briefly discussed the main topic for next month, definitions and requirements for agritourism and agritainment. Most favored using a single category. White Deer has requirements that may be considered.

**Hearing of Visitors:**

**Judith Marvin:** Asked why the Planning Commission does not communicate with Union County Planning Director Shawn McLaughlin when rewriting or adding regulations, instead of looking for regulations from other localities. Makenzie clarified that she has frequent meetings with Shawn and follows his direction to search other municipalities for similar ordinances. Judy also mentioned that Shawn was the source of the agritourism document for Lancaster County, which has a long list of definitions relating to agritourism and agritainment.

**Meeting was adjourned at 7:20 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
August 18, 2021

Chairman Curtis Barrick called the meeting to order at 6:03 PM.

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, and Angelo Vieceli. For East Buffalo Township: Jolene Helwig.

**Visitors:** Kathleen Evans, David Hall, Jim Knight, Judith Marvin, Marilyn Murphy, Christine Shabanowitz.

**Hearing of Visitors:**

**Judith Marvin:** Has a number of concerns about the relationship between East Buffalo Township and the county planner. She suggested the Commission go to Shawn McLaughlin instead of “googling” for information. She stated that 90% of township residents have no idea how the Township and County Planning Commissions communicate. She also thinks that ideas from Shawn should be acknowledged as coming from him.

In ensuing discussion, Curtis expressed disappointment at the thought that the Township Planning Commission cannot make decisions without the county involvement. He also emphasized that most local decisions, for example land development plans and zoning regulations, require sign-off by the Union County Planning Commission. Ms. Marvin said she was unaware that many decisions must be reviewed by the county department.

**Approval of Minutes**

Commission discussed the Bed & Breakfast (B&B) results from the July meeting and the fact that the proposed permitted districts do not include R2, but the current code allows B&B in R2.

- Motion by Angelo Vieceli, seconded by Jon Allocca, to approve the July minutes.
- Motion passed without exception, with Mary Beth Griffith abstaining.

**Old Business: Agritourism and agritainment definitions and uses, farmettes**

- Commission decided to delay the discussion until the September meeting.

**New Business: Removal of B&B from R2**

- Motion by Jon Allocca, seconded by Angelo Vieceli, to remove Bed & Breakfast establishments as a permitted use in the R2 zoning district.
- Motion passed without exception, with Mary Beth Griffith abstaining.

**Hearing of Visitors: No comments.**

**Meeting was adjourned at 6:21 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
September 15, 2021

Chairman Curtis Barrick called the meeting to order at 6:16 PM.

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, and Andrew Misener, and Angelo Vieceli. For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: Makenzie Stover

**Visitors:** David Hall, Jim Knight, Judith Marvin, Marilyn Murphy

**Hearing of Visitors on Agenda Items: None**

**Approval of Minutes**

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the August minutes.
- Motion passed without exception, with Andrew Misener abstaining.

**Old Business: Discussion of Farnettes**

- Commission continued discussion based on the (White Deer? Penn Township?) example, specifically with regard to acreage
- Christine asked whether quality of land should be a factor, specifically with the words such as “tillable” or “pasturable.” Makenzie will check with Union County Conservation for their definitions.
- Mary Beth asked about regulations for rabbits. It was determined that these would either be housed indoors or in an enclosed outdoor building, so specific acreage does not need to be specified in the regulations.
- Commission referred to the April meeting minutes, where 5 acres was agreed upon as a minimum size for farnettes.
- Motion by Curtis Barrick, seconded by Angelo Vieceli, to adopt these regulations as in the example provided (see attachment): IA, IB, IC with 2 acres changed to 5 acres, ID changed to “No more than 5 hooved, 4-legged animals and 50 birds shall be permitted except 1 hooved animal shall be permitted for each acre in excess of 5 acres,” IE, IF.
- Motion passed without exception.

**Old Business: Discussion of Agritourism**

- Commission discussed whether wedding venues should be included, with no definitive conclusion.
- Commission discussed wineries, breweries, and distilleries. Andrew mentioned the case of a landowner growing corn but putting up a wine stand. Commission concluded that wineries, distilleries, and breweries should be removed from the supplemental regulations and permitted by right, with specific rules to be written later.
- Commission discussed whether a sketch plan is enough if the development is more than 5,000 ft<sup>2</sup>, since other regulations such as stormwater would apply at that size.
- Curtis asked if the marijuana growing regulations should be reconsidered, wondering how it differs from large indoor greenhouses.

- Commission discussed in general how regulations on selling only products grown onsite can be enforced. For example, shortbread baked to accompany strawberries requires sugar (sugar cane) and wheat. Almost no sales would be permitted if regulations were very strict.
- Motion by Angelo Vieceli, seconded by Jon Alloca, to approve the examples provided (see attachment) except wineries and bed and breakfast establishments, and specifically including that a sketch plan is required in all cases.
- Motion passed without exception.

### **Hearing of Visitors**

- David Hall asked whether the EBT Planning Commission has regular contact with the Union County Planning Commission to discuss farmettes, and whether other municipalities in Union County specifically mention farmettes in their zoning ordinances.
- Makenzie stated that White Deer and Kelly Townships include farmettes in their ordinances.
- David Hall mentioned that chickens are allowed in the A-P zoning district and asked whether R-1 and R-2 allow chickens. Makenzie noted that 10 acres are required in R-1 to allow chickens on the property, with other restrictions on number of animals and setbacks.

**Meeting was adjourned at 7:45 p.m.**

Submitted by Christine Buffinton, Secretary



1. The raising of livestock and/or poultry for personal use provided for in the District Regulations shall be subject to the following:

- A. Livestock shall include both domesticated and wildlife animals that are 4 legged and hoofed.
- B. Poultry shall include both domesticated and wildlife birds.
- C. The minimum lot or parcel size shall be ~~5~~ 5 acres.
- D. No more than ~~10~~ 5 hoofed 4 legged animals and 50 birds shall be permitted except 1 hoofed animal shall be permitted for each acre in excess of ~~10~~ 5 acres. ~~with a maximum of 10 hoofed animals.~~
- E. The boarding or breeding of livestock and poultry shall be for the personal use and consumption of the occupiers of the lot or tract of land upon which the same shall occur.
- F. The raising of livestock and poultry other than for purposes and in the manner and quantity set forth in this section shall be an agricultural use and shall comply with the applicable provisions of this Ordinance.

## Supplemental Regulations:

- Examples of Types of Agritourism include: Permitted by Right /Accessory Uses
  - Farm Markets/Roadside Stands
  - U-pick operations
  - Ice cream/bakery facilities
  - Christmas tree farm/cut your own
  - Wineries and winery tours and tastings
  - Local products retail operations (local crafts, food products)
  - Corn mazes (with educational/interpretation)
  - Farm-related interpretive facilities and exhibits
  - Agriculturally related educational and learning experiences
  - Agriculturally related events / fairs / festivals
  - On site farm, garden, nursery tours
  - Walking and bicycling tours and trails
  - Farms stays
  - Bed and breakfast establishments
  - Recreation related operations (outfitters/cross country skiing/fishing and hunting facilities/bird watching)
  - Horseback riding
- Farm must be an existing and operating working farm.
- Agritourism operation must be incidental to and directly supportive of the agricultural use of the property and will not have significant impacts on the agricultural viability or rural character of neighboring properties.
- Permanent farm structures shall meet the requirements for other farm related businesses in the district.
- Agritourism Operator is required to provide proof that all required governmental permits and licenses have been obtained for proposed agritourism enterprises.
- Requirement of a **sketch plan/land development plan** identifying the location and dimensions of all structures, parking areas, existing and proposed driveways, parking and vehicular turning areas, sanitary facilities, areas where visitors will be permitted and restricted, and landscaping if required to buffer adjacent properties.
- Adequate off-street parking is provided, parking areas and driveways are treated as necessary to control dust and parking areas are screened from neighboring properties.
- No vehicles may be parked on adjacent shoulders of roads.
- Must provide adequate parking. \_\_\_\_\_

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
December 15, 2021

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Andrew Misener, Angelo Vieceli, and Warren Zimmerman. For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: David Hines.

**Visitors:** Dave Beiler, Katie Evans, Lynette Fisher, David Hall, Allen Hornberger, Jim Knight, Judith Marvin, Scott McVicar.

**Hearing of Visitors on Agenda Items: None**

**New Business: Four Add-on Subdivisions**

1. Add-on subdivision of lands of Patrick Scullin
  - It was noted that the requested variance for front-yard setback was approved by the Zoning Hearing Board.
  - Motion by Mary Beth Griffith to recommend approval conditional on adding the proper note to the plan. Seconded by Jon Allocca.
  - Motion passed without exception.
2. Add-on subdivision of land of Aaron Beiler and Rose Beiler to land of Richard Diehl
  - Motion by Christine Buffinton to recommend approval conditional on completion of the signature block by Union Township, completion of the Certificate of Ownership by both parties, signature of the Union County Planning Commission, and signature of the township manager on the sewage planning module. Seconded by Angelo Vieceli.
  - Motion passed without exception.
3. Add-on subdivision plan for Virginia and Joel Sumfest
  - Motion by Angelo Vieceli to recommend approval conditional on completion of the Certificate of Ownership block. Seconded by Warren Zimmerman.
  - Motion passed without exception.
4. Minor subdivision plan for property of Esther P. Herman
  - Motion by Christine Buffinton to recommend approval conditional on addition of the residual lot width to the plan, completion of the Certificate of Ownership, signature of the surveyor, and signature of the Union County Planning Commission.
  - Motion passed without exception.

**Approval of Minutes**

- Motion by Andrew Misener, seconded by Jon Allocca, to approve the September minutes.
- Motion passed without exception, with Warren Zimmerman abstaining.

### **Hearing of Visitors**

- Jim Knight asked whether the Commission has a sense of what is left to review in the A-R and A-P ordinances. Curtis replied that it should be completed by April.

### **Discussion of 2022 Meeting Dates**

- The usual third Wednesday of the month was considered reasonable for all months except December, due to possible complication by travel plans.
- Motion by Curtis Barrick to change the proposed December meeting date from December 21<sup>st</sup> to December 14<sup>th</sup>. Seconded by Angelo Vieceli.
- Motion passed without exception.

**Meeting was adjourned at 6:47 p.m.**

Submitted by Christine Buffinton, Secretary