

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
January 19, 2022

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Taylor Lightman, Angelo Viecei, and Warren Zimmerman. For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: Makenzie Stover

**Visitors:** Katie Evans, Jim Knight

**Election of Officers**

- Motion by Curtis Barrick, seconded by Mary Beth Griffith, to appoint Christine Buffinton as Commission Secretary. Motion passed without exception.
- Motion by Mary Beth Griffith, seconded by Jon Allocca, to appoint Curtis Barrick as Commission Chairperson. Motion passed without exception.
- Motion by Warren Zimmerman, seconded by Angelo Viecei, to appoint Jon Allocca as Commission Vice-Chairperson. Motion passed without exception.

**Hearing of Visitors on Agenda Items**

- Katie Evans commented that it was very interesting to watch the Commission re-organization.

**Approval of Minutes**

- Motion by Angelo Viecei, seconded by Jon Allocca, to approve the December 15, 2021, minutes as distributed with the correction noted by Christine of the surname for Scott McVicar.
- Motion passed without exception, with Taylor Lightman abstaining.

**Old Business: Review of Permitted Uses in the A-P and A-R Zoning Districts**

- The Pennsylvania Agritourism Activity Protection Act, effective August 29, 2021, codified a legal definition of agritourism in Pennsylvania law. Commission recommended changing the current agritourism definition in the Zoning Ordinance to agree with the state definition:

*Agritourism activity: A farm-related tourism or farm-related entertainment activity that takes place on agricultural land and allows members of the general public, whether or not for a fee, to tour, explore, observe, learn about, participate in or be entertained by an aspect of agricultural production, harvesting, husbandry or rural lifestyle that occurs on the farm.*

- Review of permitted uses, accessory uses, and lot size requirements for the A-P district as decided at prior meetings (see attached document):
  - All fine except Bed and Breakfast should be added to permitted uses.
- Review of permitted uses, accessory uses, and lot size requirements for the A-R district as decided at prior meetings (see attached document):
  - All fine and the minimum lot size of 3 acres for churches was confirmed.
- Review of Supplemental Regulations for Farmettes in A-R:
  - Condition for quality of land (“no mud”) needs to be added.
  - In H, word “stage” should change to “storage.”

- Limitation on number of animals should stay as written.
- Review of Supplemental Regulations for Bed and Breakfast Establishments:
  - Item D should be eliminated.
  - Much discussion ensued on item A, “The operator of the facility shall reside on the premises,” with no decision to change the wording.
  - Item F should be reworded by striking the second sentence and adding “expansions” after “alterations”: “Exterior alterations and expansions to existing structures ...”
- Review of Supplemental Regulations for Agritourism:
  - Discussion ensued on whether it is necessary to define “farm stay,” but the ultimate decision was no.
  - Need to add that the use must meet the regulations of the zoning district.
  - Item F, requiring adequate off-street parking, will need to be defined in the future.
- ➡ ● Wineries and event space will be discussed next month (February).

### **New Business: Statement of Financial Interests**

Jolene reminded Commissioners to complete the State Ethics Commission Statement of Financial Interests. This can be filled out in hardcopy or online. If completing online, a printed copy of the PDF should be provided for the township.

**Hearing of Visitors: None**

**Meeting was adjourned at 7:54 p.m.**

Submitted by Christine Buffinton, Secretary

## Agricultural Preservation District (Draft as of 1/19/2022)

### **Permitted Uses:**

Agricultural  
Agricultural Business and Agricultural Services  
Agritourism  
Animal Husbandry  
Concentrated Animal Operation  
Single Family Dwellings  
Wireless Telecommunications

### **Accessory Uses:**

Parochial School  
Agritourism

### **Lot Size Requirements:**

Agricultural- 35 acres  
Agricultural Business and Agricultural Services- 2 acres minimum  
Agritourism Enterprise- 5 acres  
Animal Husbandry- 50 acres  
Concentrated Animal Operation- 50 acres  
Single Family Dwellings- 1 acre min, 2-acre max  
Wireless Telecommunication: Reference Section 506

## Agricultural Residential District

### **Permitted Uses:**

Agricultural  
Agritourism  
Animal Husbandry  
Concentrated Animal Operation  
Riding Stables  
Kennels  
Veterinary Hospitals  
Outdoor Recreation Area and Facilities  
Churches  
Bed and Breakfast Establishments  
Wireless Telecommunications  
Single Family Dwellings  
Farmettes

### **Accessory Uses:**

Parochial School  
Agritourism

### **Lot Size Requirements:**

Agricultural- 35 acres  
Agritourism Enterprise- 5 acres  
Animal Husbandry- 50 acres  
Concentrated Animal Operation- 50 acres  
Riding Stables- 10 acres  
Kennels- 3 acres  
Veterinary Hospitals- 3 acres  
Outdoor Recreation Area and Facilities- 5 acres  
Churches- 3 acres  
Bed and Breakfast Establishments- 3 acres  
Wireless Telecommunications- Reference Section 506  
Single Family Dwellings- 3 acres minimum  
Farmettes- 5 acres  
Model Home- 3 acres

**Definitions:**

**Livestock:** shall include but not be limited to cows, pigs, horses, sheep domestic and wild fowl, llamas, and other similar types of farm animals

**Farmettes:** A small parcel of land purchased by a person or family for the enjoyment of the rural countryside and who may raise field crops or animals for pleasure or incidental income.

**Agritourism Enterprise:** Activities conducted on and accessory to a working farm and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities shall be directly related to agricultural or natural resources on a property and incidental to the primary operation of the farm.

**Agritainment:** a commercial entertainment use that is associated with farms or agricultural uses, but is not supplementary to an active, producing farm operations.

**Agricultural Operation (Animal Husbandry):** An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock, and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry, i.e. slaughtering and butchering

**Agritourism:** The practice of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education or active participation and involvement in the activities of the farm or enterprise.

**Agricultural:** The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, aquaculture, animal and poultry husbandry, and the necessary accessory uses for packing, treating or storing the produce (including feed mill); provided that the operation of any such accessory uses shall be secondary to that of normal agricultural activities.

**Parochial School:** a private school supported by a particular church or parish.

## **Supplemental Regulations**

### **Farmettes:**

The raising of livestock and/or poultry for personal use provided for in the district regulation 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 of parcel size shall be 5 acres
- D. No more than 5 hoofed, 4-legged animals and 50 birds shall be permitted, except 1 hoofed animal shall be permitted for each in excess of 5 acres.
- 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 the 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.
- G. Buildings in which livestock and/or poultry are to be housed shall not hereafter be erected within 20 feet from the side and rear lot lines and must meet the required front setback in the district.
- H. No outdoor feedlot, compost, manure, or other similar unenclosed stage shall be located closer than 100 feet to any occupied dwelling (other than the owner's residence), nor closer than 50 feet to any property line, stream, water body or designated wetland.
- I. Must obtain a manure management plan thru soil conservation.

**Bed And Breakfast Establishments.** Bed and breakfast establishments may be permitted only in those zoning districts as specified in the ordinance. WP, AR, and AP (3-acre min) BU and RU 20,000 sq.ft. *Remove from R2.* In addition, the following standards shall also be met.

- A. The operator of the facility shall reside on the premises.
- B. Overnight lodging accommodations for any guest shall not exceed 14 continuous nights nor more than 90 days in any calendar year.
- C. The maximum number of guests per bedroom shall not exceed two (2) adults and any children under the age of 18 accompanying them.
- D. Lodging accommodations may or may not include arrangements for breakfast or other meals.

- E. Dining facilities and services shall be available only to lodgers.
- F. Exterior alterations to existing structures shall be limited to those customarily associated with residential uses. There shall be no expansion of existing structures to accommodate a bed and breakfast establishment.
- G. Satisfactory evidence shall be provided by the applicant indicating that the proposed facility will conform to all applicable State and local regulations (including regulations of the PA Department of Health and PA Department of Labor and Industry).

### **Agritourism**

Types of Agritourism include: Farm Markets/Roadside Stands, U-pick operations, Ice cream/bakery facilities, Christmas tree farm/cut your own, Local products retail operations (local crafts, food products), Corn mazes, 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, Recreation related operations (outfitters/cross country skiing/fishing and hunting facilities/bird watching), and horseback riding.

- A. Farm must be an existing and operating working farm.
- B. 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.
- C. Permanent farm structures shall meet the requirements for other farm related businesses in the district.
- D. Agritourism Operator is required to provide proof that all required governmental permits and licenses have been obtained for proposed agritourism enterprises.
- E. Requirement of a sketch 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.
- F. 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.
- G. No vehicles may be parked on adjacent shoulders of roads.

## Winery

Wineries shall meet the following standards:

(A) Permitted winery activities shall be restricted to indoor and outdoor tasting and sale, by either glass or container, of wine produced by the winery, sale of glassware, gifts, clothing, artwork, and similar items related to wineries and/or vineyards advertising or promoting the name and/or place of the permitted winery. The sale of light food, snacks, cheeses, and similar items customarily eaten in conjunction with wine tasting is permitted. Receptions, festivals, cultural events, and similar activities with or without entertainment may be held provided any food provided for meals shall be prepared off premises, and all activities related thereto shall be between the hours of 8:00 AM and 10:00 PM and shall not create a public nuisance with loud noise or disorderly conduct.

(B) Parking requirements shall be calculated at a rate of 1 space per 200 gross assigned retail space plus one per employee on a maximum shift in addition parking shall be provided for special events, receptions, etc. at a rate of 1 space per 3 seats, indoor and/or outdoor. Said event parking may be permitted on reinforced, stabilized earth or pervious paving materials provided that said materials are durable, dust and mud free.

(C) Buffering shall be required when the winery abuts a residential district or occupied residential property. A building and/or structure, principal or accessory shall be set back a distance of 50 feet from the property lines(s).

(D) Any proposed parking facilities located within 100 feet of any occupied residential structure shall be effectively screened to provide visual relief. Said screening shall consist of a wall or fence, a building or structure, or plant material, a minimum of 4 feet in height. In the case of plants, there shall be a minimum of 4 feet in height at all times and planted in staggered rows to create a visual year-round barrier.

(E) Outdoor lighting shall be reduced by 75% between the hours of closing and dawn.

(F) All activities of wineries shall be in compliance with all applicable federal, local, and Commonwealth of Pennsylvania statutes, laws, ordinances, rules and regulations.



### **Event Space/ Venue**

**Event Space/ Venue:** A building or place thereof that is designed for public or private assembly for special events or regularly scheduled programs. Such events may include, but are not limited to, lectures, performances, weddings, receptions, banquets, and fundraisers. Live music performances shall not present a nuisance to neighboring properties. All activities related thereto shall be between the hours of 8:00 AM and 10:00 PM and shall not create a public nuisance with loud noise or disorderly conduct.

Minimum acres: 5 acres

Permitted Zoning Districts: Agricultural, Commercial Neighborhood and CHM

- A. Buffering shall be required when the event space/venue abuts a residential district or occupied residential property. A building and/or structure, principal or accessory shall be set back a distance of 100 feet from the property lines(s).
- B. Buffer planting shall be provided along a property line where there is an abutting residence, and which are intended to screen views, lights, and noise from the operation. Planting shall be specified in the required sketch plan/ land development.
- C. All ingress/egress and parking areas shall be located in such a manner to minimize traffic hazards associated with entering and exiting the public roadway.
- D. The increase in traffic generated by the commercial activity shall not create a nuisance to nearby residents by the way of traffic, noise, or significant increases in parking on the public ways.
- E. Parking requirements shall be calculated at a rate of 1 per employee in the max shift, plus 1 for the occupancy load of the total facility capacity. Event parking may be permitted on reinforced, stabilized earth or impervious paving materials provided that said materials are durable, dust and mud free.
- F. Parking areas of any type shall not be located in the required buffer area or within any other setback areas required by the zoning ordinance.
- G. Outdoor lighting shall be reduced by 75% between the hours of closing and dawn.
- H. Amplified music and dancing are permitted only within the provided structure. Township noise ordinance shall be complied with.
- I. An outdoor site for conducting ceremonies is permitted on the property.
- J. Adequate sanitary facility must be provided at all times.
- K. Temporary structures/tents are permitted to be used in association with the event.
- L. On premises lodging can be provided for no longer than 3 consecutive days. Reservations shall only be provided to event host or bridal party.
- M. Max occupancy shall only be 250-300 people.

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
February 16, 2022

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

**Attendance:** Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Taylor Lightman, Angelo Viecei, and Warren Zimmerman. For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: Makenzie Stover

**Visitors:** Ken Estep, Katie Evans, Michael Marvin, Christine Shabanowitz

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

**Approval of Minutes**

- Motion by Angelo Viecei, seconded by Taylor Lightman, to approve the January 19, 2021, minutes as distributed with the removal of the attachment and removal of references to the attachment.
- Motion passed without exception.

**New Business: Michael Marvin Stormwater Plan**

- Ken Estep from Mid Penn Engineering presented the stormwater management plan.
- The property needed a plan because of the addition of a pool with over 1000 sq.ft. surface area.
- A waiver was requested for the peak rate part of the stormwater management ordinance, with volume and quality requirements remaining.
- Motion by Christine Buffinton, seconded by Angelo Viecei, to recommend approval of the waiver.
- Motion passed without exception.

**Old Business: Continued Review of Permitted Uses in the A-P and A-R Zoning Districts**

- Commission discussed standards for wineries based on the example ordinance. A point of contention was a restriction that all activities shall be between 8:00 a.m. and 10:00 p.m. Commission recommended deleting this restriction in part (A) of the sample ordinance.
- Commission recommended referring to Pennsylvania Liquor Control Board rules as governing what can be sold onsite, which will be incorporated in part (F) of the sample ordinance.
- Discussion also concerned whether a winery could have a restaurant.
- Permitted districts should be A-P, A-R, G-C, and W-P. For A-P and A-R, the primary use should be a vineyard, with winery as accessory used. Much discussion followed on the minimum size of a vineyard, with no decisive conclusion.

**Hearing of Visitors: None**

**Other Discussion**

- Taylor asked about the possibility of requiring businesses abutting the Rail-Trail to provide access to the trail. This was deemed impossible for a number of reasons.

**Meeting was adjourned at 7:40 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
March 16, 2022

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

**Attendance:** Jon Allocca, Curtis Barrick, Mary Beth Griffith, Angelo Viecele, and Warren Zimmerman.  
For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: Makenzie Stover

**Visitors:**

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

**Approval of Minutes**

- Motion by Angelo Viecele, seconded by Mary Beth Griffith, to approve the February 16, 2022, minutes.
- Motion passed without exception. Jon Allocca did not vote due to arriving late to the meeting.

**New Business: Grenoble Subdivision Plan**

- Plan presented by Joe from Meck-Tech.
- Motion by Jon Allocca, seconded by Mary Beth Griffith, to recommend approval of the plan conditioned upon adding Union County Planning Commission signature and completion of Certificate of Ownership.
- Motion passed without exception.

**New Business: Bucknell Pascucci Team Building Land Development Plan**

- Plan presented by Davie Ulrich from Mid-Penn Engineering
- Motion by Jon Allocca, seconded by Warren Zimmerman to recommend approval of the plan conditioned upon addressing the Twp Engineer's comments, NPDES permit approval and execution of a Stormwater Management Agreement.
- Motion passed without exception.

**Old Business: Continued Review of Permitted Uses in the A-P and A-R Zoning Districts**

- Commission continued discussion of A-P and A-R Zoning

**Hearing of Visitors: None**

**Other Discussion**

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

Submitted by Curtis Barrick

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
April 20, 2022

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Taylor Lightman, Angelo Viecei. For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: Makenzie Stover.

**Visitors:** Bob Conner, David Hall, James Knight, Judith Marvin, Christine Shabanowitz.

**Hearing of Visitors on Agenda Items:**

**Bob Conner:** discussion is included below under New Business.

**Approval of Minutes**

- Motion by Angelo Viecei, seconded by Jon Allocca, to approve the March 16, 2022, minutes as distributed.
- Motion passed without exception, with Christine Buffinton and Taylor Lightman abstaining.

**New Business: Impervious Coverage Percentage in EBT Zoning Districts**

- Bob Conner discussed impervious coverage in R-1, which is specified as no more than 35% of total lot size. On half-acre lots where he is building, the house, driveway, and patio alone are close to this limit, which does not leave allowance for a pool. He would like to see the percentage increased to 40%.
- On a half-acre lot (21,780 sq.ft.), 35% of the area is 7,623 sq.ft. maximum of impervious coverage.
- Patios are included as impervious coverage but don't need a building permit, so homeowners who added a patio may not know they are close to the limit until requesting a building permit to add a pool.
- Commission examined the handout provided by Makenzie summarizing Impervious Coverage Per Zoning District in surrounding municipalities:
  - EBT: 35% in R-1 and R-2
  - Kelly: 30% in Residential Rural, 40% in Residential Suburban
  - White Deer: 30% in Rural Residential
  - E. Chillisquaque: 30% in Rural Residential
  - West Buffalo: 15% in Rural Residential
- Bob Conner noted that homes are getting larger and he doesn't want to sell more land just so owners can put in a pool, which would be done by subdividing one lot so that half can be added to each bordering property.
- Makenzie noted that she sometimes allocates one-half of the pool size to impervious coverage if the property is getting close to the impervious coverage limit. Commission discussed whether pools should really be considered impervious, although noting that a number of factors come in play there.
- Makenzie also noted that impervious coverage is 35% in both R-1 and R-2 in EBT. If R-1 were increased, R-2 would also need to be increased.
- Further discussion was postponed to a future meeting.

## **Old Business: Continued Review of Permitted Uses in the A-P and A-R Zoning Districts**

### *Wineries and vineyards*

- Commission confirmed previous discussion that permitted districts for wineries are A-P, A-R, and G-C. (February meeting notes include W-P also, but I don't have this noted in April?)
- Size is 5 acres in A-R and A-P and 30,000 sq.ft. in G-C.
- Also from the February minutes: For A-P and A-R, the primary use should be a vineyard, with winery as accessory. I don't see anything in the March meeting notes about whether this was changed.

### *Screening for Event Space/Venue*

- Commission agreed that screening is important between incompatible uses, while screening from the road is not necessary.
- Screening should require more than the standard 4-ft height, whose purpose is mainly to screen headlights.
- Commission was in favor of a regulation similar to the township solar ordinance, which requires trees or shrubs of a minimum eight feet at time of planting in locations to visibly obscure a fence within three years. After discussing whether to drop the height regulation to six feet, all agreed to require eight feet.

### *Definitions of animal husbandry*

- Discussion ensued on how to define animal husbandry and why there is a definition for "Agricultural Operations (Animal Husbandry)" instead of just "Agricultural Operations," which already includes animal husbandry.

### *Parking for Wineries and Event Space/Venue*

- Commission reexamined the model ordinances that include the following language for parking:
  - Wineries: One space per 200 gross assigned retail space plus one per employee on a maximum shift, plus 1 space per 3 seats for special events.
  - Event Space/Venue: One space per employee in the maximum shift, plus one for the occupancy load of the total facility capacity.
  - In both cases, event parking may be permitted on reinforced, stabilized earth or pervious paving materials provided that said materials are durable and dust- and mud-free.
- Commission agreed one space per employee and one space for every three seats/attendees is acceptable for both Event and Winery.
- Taylor proposed allowing sites to swap one parking space for 8 bike racks. It was decided that this could be instead included in the general township parking ordinance so it is added to all zoning districts.
- Winery events should have a 300-person limit.
- Makenzie suggested some of the parking could be handled by designation of an overflow area. Commission agreed to check parking regulations for event venues in other municipalities for ideas on how to specify overflow areas.
- Are special regulations needed for venues that expand their capacity in warmer months?

## **Hearing of Visitors: None**

## **Meeting was adjourned at 7:57 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
May 18, 2022

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Angelo Viecei, Warren Zimmerman. For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: Makenzie Stover.

**Visitors:** David Hall, James Knight, Judith Marvin.

**Hearing of Visitors on Agenda Items:**

**Jim Knight:** mentioned that Bob Conner had approached Char Gray and himself after the last planning commission meeting about Bob's request to raise impervious area limits in R-1. Jim asked whether the Planning Commission (PC) would be taking a serious look at it in the near future. Curtis noted that many older stormwater designs were based on the NRCS TR55 hydrology model, which assumed 25% impervious cover for ½-acre residential lots. Makenzie noted that problems will occur with pre-approved stormwater plans, and if the developer is out of the picture, the homeowners become responsible. Stormwater systems constructed throughout the township under limits at the time might be inadequate if homeowners increase their impervious coverage. The question of pools was discussed again and granting of waivers when the addition of a pool causes the property to exceed impervious limits. It was agreed that the PC should codify the issue of pools in the future. PC concluded that they have no plans to revisit the issue of increasing impervious coverage in R-1 in the future.

**Approval of Minutes**

- Motion by Jon Allocca, seconded by Mary Beth Griffith, to approve the April 20, 2022, minutes as distributed, and confirming that wineries should be permitted in A-P, A-R, G-C, and W-P, with size the same in W-P as in A-P and A-R.
- Motion passed without exception, with Warren Zimmerman abstaining.

**New Business: Conner Construction Lot Consolidation**

- Motion by Angelo Viecei, seconded by Christine Buffinton, to recommend approval of the plan.
- Motion passed without exception.

**New Business: Proposed Driveway Amendment**

- Commission discussed the proposed ordinance amending Ch. 21, Part 5, and Ch. 22, Part 4, requiring a permit for any construction or reconstruction of a driveway or alteration of grade, line, or width of any shoulder, berm, or drainage area within the right-of-way of any street or road.
- This amendment was seen as cleaning up issues with the current ordinance.
- Commission wondered if the language was too vague and restrictive, and whether language from the PA DOT highway occupancy manual could be referenced.
- Commission discussed exactly what changes would be governed under the amendment, such as widening or seal coating.
- All agreed to reconsider the proposed amendment at the next meeting. The township solicitor will rewrite the proposed amendment and township supervisors may discuss it at a work session the following Monday.

**New Business: Recycling/Disposal of Solar Components After Decommissioning**

- The proposed ordinance amends Ch. 27, Part 5, Sections 503 and 509, and Ch. 20, Part 2, Section 204 of the Code of Ordinances.
- Angelo asked who in the township has the expertise to review a recycling/disposal plan, and if we can guarantee that the owner reimburses the township for any outside expertise needed.
- Jim Knight and Makenzie Stover noted the draft legislation in the state legislature concerning this but it doesn't exist now. Jim also noted that the township would have its engineer estimate decommissioning costs.
- An improvements guarantee should provide protection in the case of an owner becoming bankrupt.
- Motion by Curtis Barrick, seconded by Christine Buffinton, to recommend approval of the amendment. Motion passed without exception.

**New Business: Maximum Impervious Coverage in Planned Residential Developments**

- The proposed ordinance amends Ch. 22, Part 5, Section 505; Ch. 26, Part 5, Sections 502 and 503; and Ch. 27, Part 6, Section 604 of the Code of Ordinances.
- The proposed ordinance stipulates that impervious coverage limits for Planned Residential Developments will be based on those of the zoning district where they are located.
- The proposed ordinance also stipulates that calculation shall include all impervious surfaces proposed in the development, which alleviate previous difficulty in reviewing individual plans in the development.
- Commission noted the similarities of Open Space Subdivisions to Planned Residential Developments. Makenzie will speak with the township solicitor about including Open Space Subdivisions in the new ordinance.

**Old Business: Continued Review of Permitted Uses in the A-P and A-R Zoning Districts**

- In response to a question from Mary Beth about the PC wanting to reconsider any previous decisions, Makenzie replied that reconsideration will be possible after the changes are drafted by the solicitor.
- The main issue remaining is consideration of overflow parking in A-P and A-R. Makenzie will provide a review of possible ordinances for next month.

**Hearing of Visitors: None**

**Meeting was adjourned at 7:26 p.m.**

Submitted by Christine Buffinton, Secretary

# NOTICE

The East Buffalo Township Planning  
Commission meeting scheduled for  
June 15, 2022, at 6:00 PM has been  
**CANCELLED.**



The next Planning Commission  
meeting will be held Wednesday, July  
20, 2022, at 6:00 PM in the municipal  
building at 589 Fairground Road,  
Lewisburg, PA.

POSTED: June 13, 2022



EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
July 20, 2022

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Angelo Viecei, Warren Zimmerman. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

**Visitors:** Ashley Hetrick (Larson), James Knight (EBT), Bill Moore, Justin Salyards (Bucknell), Dominic Silvers (Bucknell), Jamie Walshaw (Mid-Penn).

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

**Approval of Minutes**

- Motion by Angelo Viecei, seconded by Jon Allocca, to approve the May 18, 2022, minutes as distributed.
- Motion passed without exception.

**New Business: Bucknell West Student Housing**

- Dominic Silvers introduced the plan to replace 35 “mod” buildings with four 3-story dormitory buildings. Replacement will be done in two phases, with demolition of half the existing buildings and construction of two new dorms beginning in December 2022, followed by demolition of the other half of the mods and construction of the remaining two dormitory buildings in December 2023. The new buildings will house 280 students.
- Ashley Hetrick presented the drawings. All buildings will be within the loop road.
- Comments from the township engineer have not been received so the plan will be reviewed at the August Planning Commission meeting.

**New Business: Bartol Add-On Subdivision**

- Jamie Walshaw presented the plan to add 5,243 sq.ft. from an adjacent lot, also owned by the Bartols.
- Motion by Mary Beth Griffith, seconded by Christine Buffinton, to recommend approval. Motion passed without exception.

**New Business: Moore Minor Subdivision Plan**

- Jamie Walshaw presented the plan to subdivide the single lot, which spans three zoning districts (A-P, G-C, and R-1), into three lots along zoning district lines.
- Motion by Christine Buffinton, seconded by Angelo Viecei, to recommend approval subject to (1) Completion of the ownership block, (2) County review and signature, (3) Buffalo Township review and signature, and (4) Clarification of the note on the first page of the plan regarding agricultural use of the section in the Agricultural Preservation district. Motion passed without exception.

**New Business: Amended Zoning Ordinance for A-P and A-R Districts**

- Commission briefly discussed the draft of the amended zoning ordinance. Members should read this carefully before the next meeting and send major comments by email to Makenzie. Highlighted areas in particular require input.

**Hearing of Visitors:** Jim Knight asked to receive a copy of the amended zoning ordinance.

**Meeting was adjourned at 6:33 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
August 17, 2022

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Taylor Lightman, Angelo Viecele, Warren Zimmerman. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

**Visitors:** Ashley Hetrick (Larson), Justin Salyards (Bucknell), Dominic Silvers (Bucknell)

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

**Approval of Minutes**

- Motion by Angelo Viecele, seconded by Warren Zimmerman, to approve the July 20, 2022, minutes as distributed.
- Motion passed without exception, with Taylor Lightman abstaining.

**Old Business: Bucknell West Student Housing**

- Ashley Hetrick presented the plan replace all 35 “mods,” housing for Bucknell students, with four 3-story dormitory buildings.
- Christine asked about infiltration in the detention pond. Ashley referenced recent testing.
- Taylor asked about the paving material and bicycle racks. Bicycle racks are planned next to the buildings.
- Angelo asked whether LEED certification is planned. Currently gold certification is the goal.
- Motion by Angelo Viecele, seconded by Warren Zimmerman, to recommend approval of the plan contingent upon provision of a lighting plan, E&S/NPDES permit approval, execution of stormwater maintenance agreements, and completion of signature blocks.
- Motion passed without exception, with Christine Buffinton abstaining.

**New Business: Mazzamuto Add-on Subdivision**

- Makenzie Stover presented the plan to subdivide 1,888 sq.ft. from Lot 102, currently 20,721 sq.ft. and owned by Vito Mazzamuto, and add to new Lot 101, currently 17,309 sq.ft. and owned by Kline.
- Motion by Christine Buffinton, seconded by Taylor Lightman, to recommend approval. Motion passed without exception.

**Old Business: Review of Amended Zoning Ordinance Concerning A-P and A-R Districts**

- No edits were suggested in §201 Specific Terms.
- Commission worked first on regulations in the A-P zone. Following are recommended action items.
- §402.1 Permitted Principal Uses: Remove Mining and Mineral Extraction. It is permitted in W-P as a conditional use. Angelo asked about state regulations on reforestation/reclamation after extraction. Makenzie will ask Pete to research what can be required for reclamation.
- §402.1 Permitted Principal Uses: Remove Public, Light, and Indoor Recreation.
- §402.2 Permitted Accessory Uses: Add Event Space as an accessory use (but see later discussion).

- §402.3(b) Area, Yard, Coverage and Height Requirements: Agricultural Business and Agricultural Services should have 1 ac minimum, 5 ac maximum.
- §402.3(c) Single-Family Dwellings (Non-Agricultural) should have maximum impervious coverage of 30%, and stated setback distances are fine.
- §402.3(k) Animal Husbandry should have no maximum lot size.
- §402.3(l) Concentrated Animal Operations should have no maximum lot size. Supplemental regulations should specify 100-ft side setback to buildings on adjoining property (as in solar ordinance).
- §402.3(m) Bed and Breakfast Establishments should have no maximum lot size.
- §402.3(n) Wineries should have no maximum lot size.
- §402.3(o) Event Space/Venue was discussed at length. Some considerations were to move it to an accessory use, and also to remove completely from A-P.

**Hearing of Visitors:** None.

**Meeting was adjourned at 7:21 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
September 21, 2022

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffin, Taylor Lightman, Warren Zimmerman. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

**Visitors:** Shaun Parrish

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

**Approval of Minutes**

- Motion by Jon Allocca, seconded by Warren Zimmerman, to approve the August 17, 2022, minutes as distributed with a correction for "Taylor" in New Business.
- Motion passed without exception, with Mary Beth abstaining.

**New Business: Esther P. Herman Minor Subdivision Plan**

- The proposal is for a 3-lot subdivision in R-1 zoning at 3398 Smoketown Road.
- Motion by Jon Allocca, seconded by Christine Buffinton, to recommend approval conditional on completion of the ownership certificate, procurement of "will serve" letter from utilities, and removal of the barn from the plan. Motion passed without exception.

**Old Business: Review of Amended Zoning Ordinance for A-P District**

- Commission returned to discussion of **§402.3(o) Event Space/Venue**, and whether this should remain in A-P. Some possibilities discussed were making these only an accessory use, permitting only in an existing structure, and limiting the size of the event, which is already capped at 300.
- Makenzie pointed out that it is impossible to limit to an existing structure and prohibit building of a new structure.
- An opportunity was noted for farmers to make more use of their land, perhaps discouraging eventual sale for other purposes.
- The eventual consensus was to leave this in the A-P district.
- Numerous combinations of setbacks for event space/venue were discussed. Commission eventually agreed on 50 ft for front, side, and rear setbacks from the property line, but including a stipulation similar to that in the solar ordinance of "in all cases a minimum distance of 100 ft between the boundary line of adjacent non-participating lands utilized for residential purposes ... and any component of the (event space)."
- Parking was decided at one space for every four of capacity plus one for the number of employees at the maximum shift, with a stipulation added that "an overflow lot can be marked on the plan."
- Maximum impervious coverage should be 40%. Max height should be as specified in **§402.3(n) Winery**, parts (6)a-d.

## **Old Business: Review of Amended Zoning Ordinance for A-R District**

Relevant sections and decisions are listed below. Items not mentioned were deemed acceptable as written in the draft.

- **§403.1(g) Cemeteries:** should be moved to an accessory use to **§403.1(f) Churches**.
- **§403.1(j) Boarding and/or Rooming Homes:** remove.
- **§403.1(ℓ) Public Recreation:** remove.
- **§403.1(m) Indoor Recreation:** remove.
- **§403.1(n) Public and Private Schools:** remove (parochial schools on private land leases are an accessory use).
- **§403.2(a) Farm Stands:** reduce the number of off-street parking spaces to two.
- **§403.2:** add cemeteries as an accessory use to churches.
- **§403.3(b) Riding Stables:** no maximum lot size.
- **§403.3(c) Kennels:** no maximum lot size.
- **§403.3(d) Veterinary Hospitals:** no maximum lot size.
- **§403.3(e) Outdoor Recreation:** minimum lot size 1 acre, with no maximum lot size. A definition should be added for “heavy recreation” and heavy recreation should be excluded from outdoor recreation in the A-R district.
- **§403.3(f) Churches:** minimum lot size 2 acres, maximum lot size 5 acres. Cemeteries should be an accessory use to churches.
- **§403.3(g) Cemeteries:** remove.
- **§403.3(h) Single-Family Detached Dwellings:** Curtis suggested adding the stipulation “lots must front an existing road” (or public road or right-of-way were also suggested). Commission will discuss this further at a future meeting. Minimum lot size 3 acres, maximum lot size 5 acres.
- **§403.3(i) Bed and Breakfast Establishments:** minimum lot size 3 acres, no maximum.
- **§403.3(ℓ) Public Recreation:** remove.
- **§403.3(m) Indoor Recreation:** remove.
- **§403.3(n) Public and Private Schools:** remove.
- **§403.3(q) Animal Husbandry:** minimum 50 acres, no maximum.

**Hearing of Visitors:** None.

**Meeting was adjourned at 7:33 p.m.**

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
October 19, 2022

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

**Attendance:** Curtis Barrick, Christine Buffinton, Mary Beth Griffith, Taylor Lightman, Angelo Viecei. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

**Visitors:** None

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

**Approval of Minutes**

- Motion by Mary Beth Griffith, seconded by Taylor Lightman, to approve the September 21, 2022, minutes as distributed with a correction for "Griffith" in the attendance list.
- Motion passed without exception, with Angelo abstaining.

**New Business: Lot consolidation and stormwater management plan for Quinones tennis court project**

- The proposal is for consolidation of two parcels, 002-044-048.70000 (.948 acre) and 002-044-048.90000 (.946 acre) at 59 Heatherbloom Drive. Lot consolidation will allow structures for accessory use.
- On-lot stormwater plan is required since the proposed project involves more than 5,000 sq.ft. of impervious coverage.
- Motion by Angelo Viecei, seconded by Mary Beth Griffith, to recommend approval conditional on completion of the ownership block, receipt of final approval letter from the township engineer, and execution of stormwater maintenance and financial guarantee agreements (items 7-10 on Zoning Administrator review). Motion passed without exception.

**New Business: Minor add-on subdivision plan for Debra H. Webb and Scott E. Henninger**

- The proposal is for addition of 1.0013 acres of parcel 002-044-055.43, owned by Debra H. Webb and Scott E. Henninger, 123 Sterling Drive, to parcel 002-044-055.54 of 1.6039 acres, owned by Kristin I. and Scott E. Henninger, 87 Sterling Drive.
- Motion by Mary Beth Griffith, seconded by Taylor Lightman, to recommend approval conditional on removal of the Union County Planning Commission signature block at the top right of the plan. Motion passed without exception.

**Old Business: Review of Amended Zoning Ordinance for A-R District**

Commission continued discussion of the draft zoning ordinances for the A-R district, beginning at Chapter 27, Part 4, §403.3(r), and continuing through Part 5. All sections were discussed, although only sections requiring changes are noted below. All others were deemed acceptable as written in the draft.

- **§403.3(r) Concentrated Animal Operation:** should have no maximum lot size and setbacks should agree with those recommended in A-P (e.g., 100 feet from neighboring dwellings).
- **§403.3(s) Farmettes:** minimum lot size 3 acres, no maximum.

- **§403.3(t) Wineries:** no maximum lot size. Setbacks should agree with those set for A-P.
- **§403.3(u) Event space/Venue:** setbacks should agree with those set in A-P: 150 feet for building, 75 feet for parking.
- **§512 Agricultural Business and Agricultural Services:** Makenzie will look for examples of supplemental regulations.
- **§513 Riding Stables:** remove (1), 50-foot distance specified in (2) for setback should stand, Makenzie will add language from CAO to (3) when she gets a copy.
- **§521, 522, 523:** will probably go away.
- **§525 Animal Husbandry:** Makenzie will write this to be consistent with A-P.
- **§526 Concentrated Animal Operation:** Makenzie will have this reviewed by the county. In (3), add 100 feet to next door dwelling as in the solar ordinance. Makenzie will also look at reconciling supplemental regulations to regular zoning regulations. For buildings housing animals, use 50/50/50.
- **§527 Roadside/Farm Stands:** In (2), reduce off-street parking spaces required from three to two. In (3), change to stands should be out of the public right-of-way or any clear-sight triangle, or with a 5-foot setback if no public right-of-way exists.
- **§531 Farmettes:** With the lowered minimum size, (4) should state "No more than three (3) hoofed, four-legged animals and thirty (30) birds shall be permitted, except one (1) hoofed animal shall be permitted for each in excess of three (3) acres.
- **§532 Bed and Breakfast Establishments:** Fine as written, although the Commission discussed whether it was necessary to specify that a meal should be provided, and decided not for now, although this may change in the future when short-term rentals are discussed.
- **§534 Winery:** (5) Parking should be one for every three of facility capacity, plus one per employee in the maximum shift. (6) change the fifty (50) foot buffer to 100 feet.
- **§535 Event space/Venue:** (6) Parking should be one for every three of facility capacity, plus one per employee in the maximum shift. Overflow parking will be discussed in conjunction with general parking regulations.

**Hearing of Visitors:** None.

Jolene asked the Commission to think about continuation of hybrid format for meetings so this can be discussed next month.

**Meeting was adjourned at 8:00 p.m.**

Submitted by Christine Buffinton, Secretary



# **NOTICE**

The East Buffalo Township Planning Commission meeting scheduled for November 16, 2022, at 6:00 PM has been CANCELLED.



The next Planning Commission meeting will be held Wednesday, December 14, 2022, at 6:00 PM in the municipal building at 589 Fairground Road, Lewisburg, PA.

POSTED: November 14, 2022

# **NOTICE**

The East Buffalo Township Planning Commission meeting scheduled for December 14, 2022, at 6:00 PM has been CANCELLED.



The next Planning Commission meeting will be held Wednesday, January 18, 2023, at 6:00 PM in the municipal building at 589 Fairground Road, Lewisburg, PA.

POSTED: December 13, 2022