

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
January 18, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Angelo Vieceli. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Warren Zimmerman

Election of Officers

- Motion by Curtis Barrick, seconded by Jon Allocca, to appoint Christine Buffinton as secretary. Motion passed without exception.
- Motion by Jon Allocca, seconded by Mary Beth Griffith, Jon Allocca, to appoint Curtis Barrick as chair. Motion passed without exception.
- Motion by Curtis Barrick, seconded by Angelo Vieceli, to appoint Jon Allocca as vice-chair. Motion passed without exception.

Hearing of Visitors on Agenda Items: None, with all expressing thanks to Warren for his service.

Approval of Calendar

- Motion by Angelo Vieceli, seconded by Jon Allocca, to approve the schedule of meetings for 2023 as presented. Motion passed without exception.

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Christine Buffinton, to approve the October 19, 2022, minutes as distributed with a correction in **§534 Winery:** ... (6) change the fifty (50) ~~acres~~ foot buffer to 100 feet.
- Motion passed without exception, with Jon and Katie abstaining.

Old Business: Final AP-AR Ordinance Review

Commission discussed the draft zoning ordinances for the A-P and A-R districts.

- Regarding residential in A-P, Commission confirmed the maximum 2-acre subdivisions in the sliding scale.
- Commission discussed Pete's comments on recreation categories and definitions, and agreed that all should be left in place.
- Commission discussed why kennels need to be 250 feet from residential structures while the CAO setback is only 100 feet. **§519(3)** should be changed from 100 to 250 feet.
- Mary Beth asked whether Bed & Breakfast establishments need to be in an existing building. Commission concluded they do not.
- A-P **§403.2(o)(2)(d)** should be 50 feet to the property line.
- Commission discussed the cut-and-paste for farm structures on maximum height.

- Commission discussed the proposed A-R inclusion that new residential structures must be on existing public roads. Makenzie will check with Pete on the exact wording and legality, and the appropriate location.
- Christine asked about whether the definition of public recreation in A-R would permit motor vehicle activities. Makenzie will check with Pete for a definition.
- Commission decided to leave all three recreation categories in A-R for now, and discuss next month.

New Business: Lot Consolidation Ordinance

- Commission reviewed a new ordinance adding Chapter 27, Part 9, Section 905, regarding lot consolidation.
- Motion by Christine Buffinton, seconded by Angelo Vieceli, to recommend approval.
- Motion passed without exception.

Hearing of Visitors: None.

Makenzie asked the Commission to familiarize themselves with W-P zoning ordinances and think about recreation in A-P and A-R for the next meeting.

Meeting was adjourned at 8:12 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
February 15, 2023

Chairman Curtis Barrick called the meeting to order at 6:00 PM. (Jon Allocca took over as chair at 7:00 PM)

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Taylor Lightman. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Lisa Maxwell, Ryan Maxwell

Hearing of Visitors on Agenda Items: None

Approval of Minutes

- It was noted that A-R **§403.3(s)(2)(d)** and A-P **§402.3(o)(2)(d)** concerning Event Space/Venue as an accessory use should both specify parking setbacks of 50 feet to the property line.
- Motion by Katie Evans, seconded by Mary Beth Griffith, to approve the January 18, 2023, minutes as distributed with the correction noted above.
- Motion passed without exception, with Jon and Taylor abstaining.

Old Business: A-P and A-R Ordinance Review

- Motion by Curtis Barrick, seconded by Jon Allocca, to leave the three classes of recreation, public, light, and indoor, as permitted uses in the A-P and A-R districts. Motion passed without exception.
- Motion by Jon Allocca, seconded by Mary Beth Griffith, to add shooting and firearms to the examples in the definition of heavy recreation. Motion passed without exception.

Commission reviewed the January 30th email from Mary Beth with the following actions:

- Considered maximum impervious coverage for single family dwellings in A-P, **§402.3(c)**, which was discussed at 30% in the August 2022 meeting and listed at 10% in the draft. Motion by Jon Allocca, seconded by Katie Evans, to modify A-P **§402.3(c)** limits to 20% on impervious coverage and 10% on buildings. Motion passed without exception.
- Confirmed that model homes are not a permitted use in A-R.
- Agreed that since cemeteries are already in **§515**, **§403.3(g)** should be eliminated.
- Discussed an addition to **§403.3(h)** requiring new single-family detached dwelling lots to front on existing public roads. Makenzie will talk to Pete about possible language and legal issues.
- Noted that in **§519.3(3)**, supplemental regulations for Concentrated Animal Operations, the 100-foot setback of buildings housing livestock from adjacent residential dwellings should be changed to 250 feet.
- Confirmed that “tillable,” “pasturable,” or similar word would not be included in **§524** for farmettes and Makenzie will investigate any complaints.
- Confirmed that in **§525**, the four-room limit referred to boarding houses.
- Asked to add an item in **§525**, Bed & Breakfast Establishments, referencing township parking requirements in **§505.3**.
- Noted that the 300-person maximum for Event Venues is already in the supplemental regulations.
- Decided to change the designation of “Wineries” to “Wineries, Breweries, and Distilleries.”

- Noted that the specification that Winery and Event parking may be permitted on “reinforced, stabilized earth or pervious paving materials provided that said materials are durable and dust- and mud-free” will be incorporated into township parking regulations
- Asked to have **§527(5)** regarding Winery parking and **§528(6)** regarding Event Space/Venue parking reworded similar to “one space per employee in the maximum shift, plus one space per every three people in the facility maximum occupancy.”

Motion by Jon Allocca, seconded by Mary Beth Griffith, to pass the draft to the supervisors with the incorporation of the changes listed above. Motion passed without exception.

New Business: W-P Ordinance Review

Commission reviewed the existing W-P ordinance to suggest changes and updates.

- Motion by Taylor Lightman, seconded by Katie Evans, to move all clubs mentioned in **§401.1(b)** that involve guns to conditional use. Vote was Yes-2, No-1, and Abstain-2.
- Motion by Taylor Lightman, seconded by Katie Evans, to change the closing time from 11:00 PM to 10:00 PM in **§401.7(a)(5)**, conditional use criteria for heavy recreation. Motion passed without exception.
- Commission discussed **§401.7(c)(1)**, conditional use criteria for waste storage, treatment, and/or disposal facilities. Commission agreed that these criteria were supposed to be very difficult to satisfy.
- Commission discussed **§401.7(c)(9)** at length, conditional use criteria for waste storage, treatment, and/or disposal facilities limiting groundwater intake from carbonate aquifers to 100,000 gallons per day. No agreement on any changes was reached.
- Motion by Christine Buffinton, seconded by Katie Evans, to make the following changes in **§401.1** to the list of permitted uses. Motion passed with 4 in favor and 1 against.
 - In (j), remove “provided public sewer and public water are available
 - In (m), remove rooming and boarding houses, so only Bed & Breakfasts remain.
- Motion by Taylor Lightman, seconded by Katie Evans, to add Mining and Mineral Extraction to the list of conditional uses in **§401.4**. Motion passed without exception.

Hearing of Visitors: None.

Makenzie asked members to consider two items in W-P for next month: (1) Should timbering have a stipulation about replanting, and (2) Could a Sportsman’s Club have a restaurant and a bar under current ordinances, and should it be allowed? Makenzie will also bring club definitions next month that expand on those in **§401.1(b)**.

Meeting was adjourned at 7:45 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
March 15, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Angelo Vieceli. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Paul Lin

Hearing of Visitors on Agenda Items: Dr. Lin discussed his reasons for requesting rezoning of his property, which centered on preserving open space for the community.

Approval of Minutes

- Motion by Christine Buffinton, seconded by Katie Evans, to approve the February 15, 2023, minutes as distributed.
- Motion passed without exception, with Curtis and Angelo abstaining.

New Business: Paul Lin Rezoning Request for Five Parcels

- The five contiguous parcels of land near the intersection of Hardscrabble Lane and Supplee Mill Road are in two zoning districts, R-1 and A-P, with two parcels bordering A-R. The owner has requested that all be rezoned to A-R (plan shown as Picture 1).
- To eliminate small islands of R-1 within the newly created A-R region, the zoning officer proposed rezoning of three other contiguous properties under different ownership to A-R (plan shown as Picture 2).
- Motion by Curtis Barrick, seconded by Katie Evans, to recommend the plan shown as Picture 2. Motion passed by a vote of 5 to 1, with Jon Allocca dissenting.

Old Business: W-P Ordinance Review

Commission continued review of the existing W-P ordinance, discussing township legal counsel replies to questions posed at the February meeting. Specific decisions by the Commission were:

- Accept the proposed definition of CLUB. Inclusion of SPORTSMAN CLUB in this is not necessary since it already has its own definition.
- Remove "provided public sewer and public water are available" from **§401.1.J, Indoor Recreation.**
- Adopt the Pennsylvania Municipalities Planning Code (MPC) definition for forestry.
- Not add a replanting requirement to forestry operations since the MPC references acceptable silvicultural principles as allowing for naturally occurring replanting.
- Accept the proposed definition of BOARDING OR ROOMING HOUSE.
- Add **§401.4.D, Mining and Mineral Extraction**, as a conditional use with requirement for compliance with all state and federal laws, including the "Surface Mining Conservation and Reclamation Act," "Non-Coal Surface Mining Conservation and Reclamation Act," "Oil and Gas Act", and "Bituminous Mine Subsistence and Land Conservation Act."
- In **§401.5.A(1)**, remove "On lot water and sewage," specify "Riding Stables," and remove "Rooming or Boarding Houses."
- Remove **§401.5.A(5), Open Space Subdivisions.**

- Add to **§401.5.B, Minimum Setbacks**, specification for single-family dwelling setbacks as 75-ft front yard, 50-ft side yard, and 50-ft rear yard. The already included minima (100/50/100) will apply to all other uses. Motion by Curtis Barrick, seconded by Angelo Viecele, to adopt the proposed 75/50/50 setbacks for single-family dwellings. Motion passed without exception.
- Motion by Jon Allocca, seconded by Angelo Viecele, to leave gun clubs in the list of permitted uses in **§401.5.B**. Motion passed without exception.

Hearing of Visitors: None.

Makenzie asked members to familiarize themselves with zoning ordinances for the R-1, R-2, and R-U districts for discussion at the April meeting.

Meeting was adjourned at 7:45 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
April 19, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Taylor Lightman, Angelo Vieceli. For CKCOG: Makenzie Stover.

Visitors: Dede Gronlund, David Ulrich (Mid-Penn Engineering), Jim Knight

Hearing of Visitors on Agenda Items: Dede Gronlund mentioned that she is attending because she is curious about what is happening in her neighborhood.

Approval of Minutes

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the March 15, 2023, minutes as distributed.
- Motion passed without exception, with Taylor abstaining.

New Business: Minor Subdivision Plan for Matthew & Beth Miller and Dale & Joan Miller

- David Ulrich of Mid-Penn Engineering presented the plan.
- The plan adds two lots belonging to Matthew & Beth Miller, 1A (30.772 ac) and 1B (9.112 ac) on the provided final plan, to existing lands of Dale & Joan Miller, and adds lot 2A (0.495 ac) owned by Dale & Joan Miller to existing lands of Matthew & Beth Miller.
- Motion by Jon Allocca, seconded by Katie Evans, to recommend approval of the plan contingent upon execution of Note 9 referring to the shared-access right-of-way before recording of the plan, completion of the ownership blocks, and signatures from Union County Planning, East Buffalo Township Planning, and East Buffalo Township Supervisors. Motion passed without exception.

New Business: Hardscrabble 5-lot Residential Project

- David Ulrich of Mid-Penn Engineering presented the sketch plan for Commission comment.
- The project will consist of 5 spec houses.
- Wetlands delineation was done.
- Dede Gronlund asked how the project will affect her location and other properties in Windsor. The Windsor home-owner's association will need to vote on whether to allow access to proposed Lot 1.
- Angelo asked about stormwater maintenance agreements. David confirmed that he is talking to the owner about how he wants to handle this.
- NPDES permit will be needed.
- Curtis asked whether LAJSA approves the long lateral connection. David replied that all lots will need a pump.
- Dede asked when potential construction would begin. David replied that Lot 1 would be developed first, perhaps in 2023.
- Christine asked about wetlands delineation on Lot 2. David confirmed that delineation was done and none were identified on that lot.

New Business: Review of Ordinance amending Chapter 27 regarding chickens and domestic livestock in the R-1 and R-2 zoning districts

- Motion by Jon Allocca, seconded by Katie Evans, to add the discussion of the proposed ordinance to the agenda. Motion passed without exception.
- EBT Supervisors discussed this proposed amendment at their meeting on April 10.
- Jim Knight mentioned popular inquiry was an impetus for consideration of this amendment.

Commission comments on the draft are detailed below.

- **§404.1(i)(1) Permitted Uses/Keeping of Chickens/Minimum Lot Size:** Use a one-acre dwelling minimum, not “one acre for a dwelling and one acre per six chickens.”
- **§404.1(i)(2) Permitted Uses/Keeping of Chickens/Setbacks:** Change language to “All buildings, structures, and runs used to house or shelter chickens ...” Commission recommended the following setbacks:
 - 25 feet from property line(s)
 - 50 feet from occupied buildings or structures other than those occupied by the person or persons keeping the said chickens
 - 25 feet from any public right-of-way
 - 50 feet from any water course or body of water
 - Remove the setback from on-lot domestic water supply.
 - Remove “no pasturing area, grazing area, outdoor feed lot of similar activity shall be permitted within __ feet of any property line(s).”
- **§404.1(i)(5)** It was noted that manure management plans must follow Conservation District guidelines.
- Makenzie’s office would be the first call for ordinance enforcement. The animal control officer is responsible for loose chickens.
- Homeowners would need to register chickens similar to the way cats are registered.
- The maximum number of chickens was confirmed as six.
- Language should be added stating that the chicken coop must be located closer to the owner-occupied structure than neighboring structures (will confirm language for “owner”).
- Avian flu wording should be added to the ordinance.
- **§404.1(k)(1) Permitted Uses/Domestic Livestock/Minimum Lot Size:** change to 10 acres per dwelling.
- **§404.1(k)(2) Permitted Uses/Domestic Livestock/Setbacks**
 - (d) Remove “on-lot domestic water supply” leaving “from any water course or body of water.”
 - (d) Change setback to 25 feet: “No pasturing area, grazing area, outdoor feed lot or similar activity shall be permitted within twenty-five (25) feet of any property line(s).”
- Remove **§405.1(s) Keeping of Chickens** as a permitted use in R-2.
- **§528 Keeping of Chickens:** remove all instances of R-2.
- **§528(4) Chicken Coops and Chicken Runs:** remove “unless supervised in a securely fenced yard designed so that chickens cannot stray beyond the premises on which they are secured.”
- **§528(4)(a):** Remove.
- **§528(4)(c):** Remove.
- **§528(4)(d):** Add concrete: “Chicken coops shall be on a concrete slab ...”
- **§529 Supplemental regulations for domestic livestock:** Add general regulations similar to those for farmettes.

Hearing of Visitors: None.

Taylor Lightman announced that he will be moving to Lewisburg Borough and thus cannot serve on the EBT Planning Commission. Members thanked him for his service.

Meeting was adjourned at 7:45 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
May 17, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Angelo Vieceli. For EBT: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Dede Gronlund, Jim Knight

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Katie Evans, seconded by Jon Allocca, to approve the April 19, 2023, minutes as distributed.
- Motion passed without exception.

New Business: Hardscrabble 5-lot Residential Project

- Makenzie reported that the township engineer's second review was received on May 17 (day of meeting).
- NPDES permit is needed.
- Developer submitted an exception for the sewer planning module, which did not meet the exception criteria.
- The role of Windsor Development was discussed. Their HOA would need to approve access to proposed Lot 1 and the sewer connection.
- Commission decided to table a vote on the project until next month.

New Business: Review of Final Ordinance amending Chapter 27 regarding chickens and domestic livestock in the R-1 zoning district

- Commission discussed the ordinance, which was amended by the Board of Supervisors after comments from the April Planning Commission meeting.
- Motion by Jon Allocca, seconded by Mary Beth Griffith, to recommend (1) setting the minimum lot size back to one acre; (2) requiring that the coop be situated closer to the owner's home than to all neighboring homes; and (3) permitting roosters only on parcels of 10 acres or more. Motion passed without exception.

New Business: Review R-1, R-2, and R-U Zoning District Requirements

Commission comments for the R-1 District:

- **§404.1 Permitted Uses:**
 - Continue to allow (b) horticulture
 - Add private schools to (e)
 - Remove (g) indoor recreation
 - Remove (h) light recreation
 - Add outdoor recreation
 - Add open-space subdivision
 - Section (i) will be replaced with the new requirements.

- **§404.2 Permitted Accessory Uses:** Commission discussed section (c) “other customary accessory uses and buildings provided such are clearly incidental to the principal permitted use pursuant to this Chapter” and how it might apply to short-term rental uses such as Airbnb and Vrbo, and to accessory dwelling units. Makenzie will get drafts of similar ordinances for discussion at the next meeting.
- **§404.5 Minimum lot size:** All acceptable as written.
- **§404.6 Minimum setbacks:** All acceptable as written.

Commission comments for the R-2 District:

- **§405.1 Permitted Uses:**
 - Remove (f) Public Parks and Playgrounds and update recreation category names to agree with current definitions
 - Remove (n) Indoor recreation
 - Remove (o) Open-space subdivision
 - Make all (p) Residential Conversions a conditional use
 - (q) Professional Offices should be a special exception. Much discussion ensued on “exterior appearance of the building is in general conformance with the character of the neighborhood in which it is situate” and it was decided to recommend this wording remain.
- **§405.2 Permitted Accessory Uses:** all acceptable and short-term rentals will be discussed in the future as mentioned above for R-1.
- **§405.3 Minimum Lot Size:** All fine as written.

Hearing of Visitors: None.

Meeting was adjourned at 7:50 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
June 21, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Angelo Vieceli. For EBT: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Jim Knight, Rick Thomas, Chris Watts

Hearing of Visitors on Agenda Items: (non-agenda item) Supervisor Jim Knight explained the Supervisors' response to last month's suggestions by the Planning Commission to the proposed Keeping of Chickens and Domestic Livestock in the R-1 Zoning District ordinance. They accepted the recommendation to require that the coop be situated closer to the owner's home than to all neighboring homes, but left the minimum lot size at 15,000 sq.ft. and compromised on the minimum size for keeping a rooster, reducing the acreage from 10 to 5 instead of the recommended 3 ac. He explained that residents of the township are already keeping chickens on their property in disregard of the ordinances, so the Supervisors wanted regulations that were not so onerous that they prompt more disregard.

Approval of Minutes

- Motion by Mary Beth Griffith, seconded by Angelo Vieceli, to approve the May 17, 2023, minutes as distributed.
- Motion passed without exception.

Old Business: Hardscrabble 5-lot Residential Project

- Chris Watts of Mid-Penn Engineering discussed the 5-lot plan, which had been previously presented by David Ulrich.
- Motion by Katie Evans, seconded by Angelo Vieceli, to recommend consolidation of three lots, all owned by Mifflinburg Original Italian Pizza, with following property identification numbers and sizes:
 - 002-044-018.10000 and 002-044-017.00000 (previously consolidated) of net size 40,142.200 sq.ft. (0.921 ac).
 - 002-044-016.10000 of net size 19,320.050 sq.ft. (0.443 ac).
 - 002-044-016.00000 of net size 96,477.614 sq.ft. (2.215 ac).The final consolidated area will contain 155,939.864 sq.ft. (3.579 ac).
- Motion passed with 5 yes votes and one abstention (Jon Allocca).
- Discussion continued on the proposed subdivision, with questions regarding stormwater maintenance agreements, rain gardens, and swales.
- It was noted that sewage discharge will be pumped up to Lot 1 and then gravity fed to the Windsor connection.
- The township roadmaster wants to hold off on the final driveway placements.
- Motion by Katie Evans, seconded by Angelo Vieceli, to recommend approval of the 5-lot subdivision conditional on execution of the utility easement for Lot 1, the financial guarantee, and a stormwater maintenance agreement; and DEP approval of the sewage module.
- Motion passed with 5 yes votes and one abstention (Jon Allocca).

Old Business: Review of R-U Zoning District

- Permitted uses were reviewed and deemed acceptable as written.
- Christine asked about the strip of R-U zone along the river with regard to potential future development.
- Commission had no concerns with provisions of §406.2 Accessory Uses or §406.4 Minimum Lot Size.

New Business: Short-Term Rentals

- Commission briefly reviewed the information provided by Makenzie on Lewisburg Borough's short-term rental ordinance.
- Christine asked about the applicability of the Pennsylvania Supreme Court decision regarding short-term rentals in single-family residential zoning districts.
- Makenzie discussed licensing within the township and benefits of using the Central Keystone Council of Governments Maintenance Code, Property, Fire Safety and Building (CMC).
- Members should look at the examples and email Makenzie with questions prior to the July meeting, when this topic will be discussed further.

Hearing of Visitors: None.

Meeting was adjourned at 7:20 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
July 19, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Ryan Maxwell, Angelo Vieceli. For EBT: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Bob Kauffman (Mid-Penn Engineering)

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Katie Evans, to approve the June 21, 2023, minutes as distributed with the correction of last name for "Chris Watts."
- Motion passed without exception, with Ryan Maxwell abstaining.

New Business: Land Development Plan for 944 Curtin Avenue

- Bob Kauffmann of Mid-Penn Engineering discussed the plan to add a duplex dwelling to the lot in the R-2 district currently containing one single-family dwelling.
- Commission discussed comments from the Zoning Administrator review, including the requirement for the duplex dwelling to have access to central water and for the site plan to show marking of required parking spaces for the duplex and single-family uses, the existing single-family public water connection, and dimensions and protrusion into the setback of the porches/patios for the duplex building, reducing their size if necessary.
- No action was taken on the plan pending developer action on review issues.

New Business: Short-Term Rentals and Accessory Dwelling Units

- Commission discussed the provided Lewisburg Borough Short-Term Rental ordinance. Members agreed that is quite extensive and mostly maintenance-focused. Jo noted that the township already has a means to deal with maintenance complaints.
- Makenzie noted that it is difficult to regulate short-term rentals without a licensing program.
- Commission agreed not to pursue creation of short-term rental requirements at the present time, pending direction from the Supervisors.
- Commission discussed accessory dwelling units (ADUs) and specifically whether full land-development plans should continue be required. All agreed on not entertaining specific ordinance changes or additions to deal with ADUs.

Hearing of Visitors: None.

Members should compare uses in the G-C and H-C zones for discussion at the September meeting.

Motion by Angelo Vieceli, seconded by Jon Allocca, to adjourn the meeting at 6:40 p.m.

Submitted by Christine Buffinton, Secretary

NOTICE

The East Buffalo Township Planning Commission meeting scheduled for August 16, 2023, at 6:00 PM has been CANCELLED.



The next Planning Commission meeting will be held Wednesday, September 20, 2023, at 6:00 PM in the municipal building at 589 Fairground Road, Lewisburg, PA.

POSTED: August 9, 2023

NOTICE

The East Buffalo Township Planning Commission meeting scheduled for September 20, 2023, at 6:00 PM has been CANCELLED.



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

POSTED: September 14, 2023

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
October 18, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Angelo Vieceli. For EBT: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Chris Watts (Mid-Penn Engineering)

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Katie Evans, to approve the July 19, 2023, minutes as distributed.
- Motion passed without exception, with Mary Beth Griffith abstaining.

New Business: Land Development Plan for 944 Curtin Avenue

- Commission discussed the revised plan to add a duplex dwelling to the lot in the R-2 district currently containing one single-family dwelling.
- Questions from the Commission concerned the two front and side setbacks, placement of the basement door well, placement of patios (§501.16 states that architectural features not required for structural support may project into required side, rear or front yards, but by no more than three feet), and visibility on Hood Alley.
- The revised plan calls for water to be supplied to the duplex by a lateral feed from the existing house downstream of the water meter. Commission reviewed the email exchange with Pennsylvania American Water Company (PAWC) concerning PAWC's inability to provide a letter approving the connection. Chris Watts asked if Pete Matson's office could ask PAWC for an intent-to-serve letter.
- Motion by Jon Allocca, seconded by Angelo Vieceli, to recommend approval of the plan contingent on obtaining the intent-to-serve letter from PAWC. Motion passed without exception.

New Business: Proposed ordinance regarding utility easements

- Motion by Curtis Barrick, seconded by Mary Beth Griffith, to add consideration of the proposed ordinance to the agenda. Motion passed without exception.
- Makenzie reported that the proposed changes address the fact that easements are not always being shown properly on land development plans.
- Amendments are proposed to Chapter 22, Part 3, §304 & 305 specifying that utility easements shall be shown on all preliminary plans, with applicant insuring easements are in compliance with all relevant laws and utility company requirements. Letters from the respective utility companies confirming the shown easements are in compliance with their requirements must accompany the final plan.
- Developers must also record any written utility easements in the Office of the Union County Recorder of Deeds and provide the Township with proof that the easements were recorded at the same time as the Plan and storm water management agreement.
- Ch. 22, Part 4, §405 will also specify that easements cause the least intrusion, be installed underground, and have the least area to provide services but no less than 20' width. Ch. 22, Part 7, §702 will specify that all areas to be subject to a utility easement shall be in accordance with the respective utility company's requirements.

- Motion by Jon Allocca, seconded by Katie Evans, to recommend approval of the proposed ordinance.
Motion passed without exception.

Hearing of Visitors: None.

Members should compare uses in the G-C and H-C zones and think about whether the districts should be combined for discussion at the November meeting.

Motion by Angelo Vieceli, seconded by Jon Allocca, to adjourn the meeting at 7:00 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
November 15, 2023

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

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Ryan Maxwell, Angelo Vieceli. For EBT: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: None

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Katie Evans, to approve the October 18, 2023, minutes as distributed.
- Motion passed without exception, with Ryan Maxwell abstaining.

Approval of 2024 Meeting Dates

- Motion by Ryan Maxwell, seconded by Katie Evans, to approve the 2024 meeting dates as distributed.
- Motion passed without exception.

New Business: G-C and H-C Zoning

- Commission examined approved uses in the general commercial and highway commercial zoning districts, with the goal of deciding what is still appropriate, what might need to be added, and whether the districts should be combined.
- Commission also discussed the ongoing Market Street Concept project, involving West Market Street from Rt. 15 to Fairground Road. The goal of the project is to make Market Street friendlier for residents, bicyclists, and walkers, and the result may echo some of the look of Market Street in Lewisburg Borough.
- Ensuing discussion included consideration of whether the current zoning needs to be adjusted and whether having two commercial districts instead of one gives increased flexibility in location of approved uses.
- With no pressing need for zoning adjustments and the final design of the Market Street project not yet completed, the decision was made to postpone any action on the two commercial districts.

Hearing of Visitors: None.

Motion by Jon Allocca, seconded by Angelo Vieceli, to adjourn the meeting at 6:49 p.m.

Submitted by Christine Buffinton, Secretary

NOTICE

The East Buffalo Township Planning Commission meeting scheduled for December 20, 2023, at 6:00 PM has been CANCELLED.



The next Planning Commission meeting will be held Wednesday, January 17, 2024, at 6:00 PM in the municipal building at 589 Fairground Road, Lewisburg, PA.

POSTED: December 13, 2023