

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
June 19, 2024

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

Members present: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Ryan Maxwell, Angelo Vieceli.

Also present: East Buffalo Township Manager Jolene Helwig, Zoning Officer (CKCOG) Makenzie Stover.

**Visitors:** Jim Knight, Jean Powell Warren

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

### **Approval of Minutes**

- Motion by Angelo Vieceli, seconded by Jon Allocca, to approve the May 15, 2024, minutes as distributed.
- Motion passed without exception, with Christine Buffinton abstaining.

### **New Business: Diehl-Roan Add-On Subdivision**

- The project involves transfer of 17.466 ac of land owned by Richard Diehl to Michael Roan and transfer of 6.121 ac of land owned by Michael Roan to Richard Diehl. All property is located in the Woodland Preservation District and is split between East Buffalo and Union Townships.
- Motion by Jon Allocca, seconded by Katie Evans, to recommend approval of the plan contingent on:
  1. Completion of the signature block by Union Township;
  2. Completion of the certificate of ownership by both parties.
- Motion passed without exception.

### **New Business: Spruce Hills Playground**

- The Commission examined plans for a playground on Hawthorne Drive in the Spruce Hills development. The plans include a parking area, walking trail, separate play areas for young children and youth, both with Playworld structures, and a pavement games area.
- Commission members recalled neighbor concerns about the proposed playground and asked how those had been investigated. Jim Knight replied that a survey had been sent with about 50% response, of which two-thirds were in favor. Residents directly adjacent to the playground land had the strongest concerns and were generally the ones who attended meetings on the topic.
- Jim Knight reported that East Buffalo Township crews will pick up trash and Buffalo Valley Police will police the area, especially after dark.
- Commission members asked if there is justification for the money to be spent on the new playground. Katie Evans replied that the neighborhood has changed tremendously in recent years, with many young families and children. Katie also shared that the county plan had cited the township for being deficient in parks. Jim Knight addressed the history of the land, which housed a sewage treatment pump station until it was eliminated when a sewer line was installed. LAJSA then deeded the land to the township. After consideration, the township had decided not to go ahead with the playground project, but had then been approached by Spruce Hills residents in favor of the project. DCNR is covering 50% of the cost of the project.

- With some concern still expressed about the project, Jim Knight replied that the Planning Commission was viewing the plans for informational purposes and for the opportunity to suggest changes or additions before the township issues a waiver for a full land-development plan.
- The Commission recommended attention to landscaping or other shielding between the proposed playground and neighboring properties. They also asked for an explanation of the parking requirement.
- Jim Knight reported that the project will need a stormwater management plan and NPDES approval.
- Makenzie asked if the Commission would like to have the 90% plan emailed to them for comment. This was declined.

### **Other Business**

Makenzie Stover reported that she is leaving CKCOG as of Friday, June 21, to accept another position. She has met with Jason Brudecki in Peter Matson's office to review the ordinance changes suggested by the Planning Commission in their latest discussions. David Hines will function as interim zoning officer for the township until a replacement is identified.

Makenzie reported on a resident with long-standing chicken-keeping who applied for a permit under the recent zoning change. A nearby resident is concerned that a rooster may be housed with the chickens, but no rooster was found.

**Hearing of Visitors:** None.

### **Adjournment:**

Motion by Angelo Vieceli to adjourn the meeting at 6:40 p.m.

Submitted by Christine Buffinton, Secretary