

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
September 18, 2024

Chair 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 Administrator (CKCOG) David Hines

Visitors: Charles Axtman (Axtman Engineering), Kyle Gardner, Mayur Patel (Laughner & Patel Developers), Greg Schwartz (Williams Site Civil), Tim Turner, Alan Wagner (Wagner's Surveying)

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Jon Allocca, seconded by Katie Evans, to approve the August 21, 2024, minutes as distributed.
- Motion passed without exception, with Curtis Barrick abstaining.

New Business: Friesen's Welding Sewage Planning Module and Land Development Plan

- Charlie Axtman represented the project, located at 3634 Furnace Road in the Agricultural Preservation Zoning District. His main purpose in attending was to obtain a signature on the sewage facilities planning module.
- The plan has not yet been officially submitted, but Mr. Axtman provided a courtesy description of the land development plan, which involves relocation of Friesen's Welding & Manufacturing LLC from Kelly Township to the Furnace Road location.

New Business: Lewisburg Professional Building Land Development Plan

- Greg Schwartz and Mayur Patel presented the plan for construction of two, two-story office buildings on land at the northwestern corner of US Rt. 15 and Beagle Club Road. The property, currently owned by Giant Food Stores, is in the Highway Commercial Zone.
- Mr. Schwartz noted that the land development plan was submitted on August 7, and he has received comments from the zoning officer and township engineer. He has also discussed the plan with Jody Gibson, Erosion & Sediment Control Technician at the Union County Conservation District. The plan meets stormwater management guidelines for larger storms, and at 75% for the 2-year storm.
- The Zoning Review notes items needed for compliance with zoning and SALDO, including execution of a stormwater maintenance agreement, a second review by the township engineer with any concerns addressed, a traffic study, the PennDOT HOP, easement agreements, and an NPDES permit.
- Planning Commission members were not comfortable recommending conditional approval based on the large number of outstanding items, particularly the NPDES permit and highway occupancy permit. They recommended that the developers return with the plan next month.
- Audience member Tim Turner pointed out that a "Lewisburg Professional Building" already exists on US Rt. 15 just north of the intersection with West Market Street, and asked that the name on the land development plan submission be changed. Mr. Patel indicated that this would not be a problem.

New Business: Norman Martin Agriculture Buildings

- Alan Wagner presented the proposal for two broiler houses of 24,594 sq.ft. each on the parcel at 4537 Furnace Road, near the western border of the township. Total parcel acreage is 101.467.
- The plan was submitted approximately three weeks ago and has been reviewed by the township engineer, but owners have not had time to act on all comments yet.
- Shawn Sassaman of Viridi Terrae Consulting is developing the stormwater management plan. Application for an NPDES permit has not yet been submitted.
- Keister Ag Consulting has been hired for the nutrient management evaluation. Estimated occupancy is 30,000 chickens in each house.
- Mr. Wagner indicated that he was not looking for conditional approval and will return next month for consideration when more outstanding tasks are completed.

Hearing of Visitors: None.

Adjournment:

Motion by Katie Evans, seconded by Christine Buffinton, to adjourn the meeting at 7:00 PM.

Submitted by Christine Buffinton, Secretary