

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
January 17, 2024

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: Charles Axtman (Axtman Engineering)

Election of Officers

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

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

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

New Business: Matt Kreider Minor Land-Development Plan

- Mr. Axtman presented the plan for addition of a single-family dwelling, including house, garage, driveway, and parking area, in the Woodland Preservation Zoning District. Total acreage is 36.08.
- A stormwater management plan is not required for the development as the net increase in impervious area is less than 5,000 sq.ft.
- The plan had already been amended to show setbacks and include a note that the mobile homes will be removed, per request from Makenzie.
- Motion by Jon Allocca, seconded by Katie Evans, to recommend approval of the plan contingent on inclusion of dimensions of existing structures on the plan, completion of a sewage planning module, and addition of the county planning director signature. Motion passed without exception.

New Business: Miller Center Daycare Addition Land-Development Plan

- The Miller Center is proposing to construct a 9,629-sq.ft. child daycare addition. The project will include demolition and re-striping of existing bituminous parking areas.
- Makenzie noted that the original submission was incomplete, with ten items needing to be addressed, including a letter of map revision concerning a 2020 parcel combination and items pertaining to location in the 100-year flood plain.
- Plan will be resubmitted for consideration at the February meeting.

Hearing of Visitors: None.

Other Discussion:

Curtis asked about the status of the zoning district revisions discussed by the Commission over the past years. Makenzie will get a package together and bring it back to the Commission to review as a whole.

Adjournment:

Motion by Katie Evans, seconded by Ryan Maxwell, to adjourn the meeting at 6:20 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
February 21, 2024

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

Members present: Jon Allocca, Curtis Barrick, Christine Buffinton, Katie Evans, Angelo Vieceli.

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

Visitors: Gavin Enders (Wagner's Surveying), Jim Knight, Robert Lack, Greg O'Neill, Cory Peterson (LIVIC Civil), Shawn Sassaman (Viridi Terrae Consulting)

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Katie Evans, seconded by Jon Allocca, to approve the January 17, 2024, minutes as distributed.
- Motion passed without exception.

New Business: Karen Ross Minor Subdivision

- Gavin Enders of Wagner's Surveying presented the plan for subdivision of 12.768 acres from a 23.096-acre lot off Scouting Lane owned by Karen Ross.
- The new lot (Lot 1) will have access from a private, 25-foot right-of-way (ROW) from Scouting Lane leading to a dual driveway shared with the remaining tract.
- Both the new lot and remaining tract are compliant with lot area, width, and setbacks in the Woodland Preservation District.
- It was noted that the 25-foot ROW from Scouting Lane cannot be dedicated to the township, due to the number of lots serviced and the width.
- Motion by Jon Allocca, seconded by Katie Evans, to recommend approval of the plan contingent on:
 1. Execution of easement and maintenance agreements for the dual driveway for Lot 1 and the Tract Remainder;
 2. Completion of all signature blocks;
 3. Approval of a sewage planning module.
- Motion passed without exception.

New Business: Final Land Development Plan for Miller Center Daycare Addition

- Cory Peterson of LIVIC Civil presented the plan for a 9,629-sq.ft. child daycare addition to the Miller Center. The project will include demolition and re-striping of existing bituminous parking areas.
- Planning Commission members had viewed an original submission of the plan at the January meeting.
- It was noted that access to/from the North Parking Lot will be facilitated by a raised crosswalk across Alley Way connecting to a sidewalk leading to the entrance of the parking lot.

- Motion by Katie Evans, seconded by Jon Allocca, to recommend approval of the plan contingent on:
 1. Completion of all signature blocks;
 2. Execution of a financial guarantee agreement.
- Motion passed without exception.

New Business: Rodney Walter Final Land Development Plan

- Shawn Sassaman of Viridi Terrae Consulting presented the plan for a cattle barn at 443 Dekalb Lane in the Agricultural Preservation Zoning District.
- Motion by Christine Buffinton, seconded by Katie Evans, to recommend approval of the plan contingent on:
 1. Completion of all signature blocks;
 2. Execution of a financial guarantee agreement;
 3. Execution of a stormwater maintenance agreement;
 4. A second review letter from the Township Engineer concerning minor stormwater changes.
- Motion passed without exception.

New Business: Street Dedication

- Jim Knight presented an issue concerning The Countryside development, where the owner / developer (General Shale, Johnson City, TN, formerly Mike Fisher, Watsontown Brick) has vacated responsibility for infrastructure, invoking sections of the Pennsylvania Uniform Planned Community Act.
- The relevant section cited is **§5303 Executive board members and officers** of the unit owner's association. §5303(c)(3)(i) states that "a period of declarant control (of the owner's association) terminates no later the earlier of 60 days after conveyance of 75% of the units which may be created to unit owners other than a declarant."
- Current township regulations state that a street cannot be dedicated to the township until "dwellings have been erected on 80% of the lots abutting the street in the case of single family detached dwellings."
- The Countryside development contains 35 lots, of which 27 contain residence dwellings. It was mentioned that residents owning more than one contiguous lot could merge the lots.
- Makenzie noted that an issue larger than a 75% or 80% cutoff is that the streets in Countryside currently do not meet township street standards, so they could not be dedicated in their current condition.
- Makenzie pointed out that changing the township bar for street dedication based on one development may have unanticipated effects on other ongoing and older developments that still have vacant lots and have not yet reached the limit for street dedication.
- Commission members had numerous questions, including:
 - What was the rationale for the 80% limit in the township ordinance?
 - Was Countryside created as a "Uniform Planned Community" as described in the state statute?
 - Why would this state law, if applicable, supersede the township ordinance?
 - Why has the developer left the residents hanging?
 - Do the residents have a covenant specifying the developer's responsibilities?
- Makenzie suggested that, in the future, subdivision plans include guidelines for street dedication.

- The Commission finished with an opinion that they are receptive to considering the possibility of changing the street dedication ordinance threshold to 75%, but also need to revisit the language of “dwellings erected” in the township ordinance to deal with cases of multiple lots with a single owner and low likelihood of dwellings being constructed on the extra lots. The Commission also would like to know whether the Uniform Planned Community Act was applied appropriately in The Country-side case.

Hearing of Visitors: None.

Adjournment:

Motion by Katie Evans to adjourn the meeting at 6:57 p.m.

Submitted by Christine Buffinton, Secretary

NOTICE

The East Buffalo Township Planning Commission meeting scheduled for March 20, 2024, at 6:00 PM has been CANCELLED.



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

POSTED: March 16, 2024

NOTICE

The East Buffalo Township Planning Commission meeting scheduled for April 17, 2024, at 6:00 PM has been
CANCELLED.



The next Planning Commission meeting will be held Wednesday, May 15, 2024, at 6:00 PM in the municipal building at 589 Fairground Road, Lewisburg, PA.

POSTED: April 16, 2024

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
May 15, 2024

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

Members present: Jon Allocca, Curtis Barrick, Katie Evans, Angelo Viececi, Ryan Maxwell, Mary Beth Griffith (via zoom) For EBT: Jolene Helwig. For CKCOG: Makenzie Stover.

Visitors: Justin Salyards (Bucknell), Dominic Silvers (Bucknell), Chris Shaffer (LDG)

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Jon Allocca, seconded by Katie Evans, to approve the Feb 21, 2024, minutes as distributed.
- Motion passed with Mary Beth Griffith abstaining.

New Business: BUCKNELL CAMPUS WEST MODIFICATION

- Bucknell's additional 5th building.
- The project is located in the Bucknell University Zoning District
- Project use, setbacks building, lighting and impervious coverage are ordinance compliant.
- E&S/ NPDES permit approval was provided
- Motion by Jon Allocca, seconded by Ryan Maxwell, to recommend approval of the plan contingent on:
 1. An updated stormwater maintenance agreement needs to be executed.
- Motion passed without exception.

Hearing of Visitors: None.

Adjournment:

Motion by Katie Evans, seconded by Angelo Viececi to adjourn the meeting at 6:30

p.m.

Submitted by Jon Allocca, Vice Chairman

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

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
July 17, 2024

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

Members present: Curtis Barrick, Christine Buffinton, Katie Evans, Ryan Maxwell, Angelo Vieceli.

Also present: East Buffalo Township Manager Jolene Helwig, Zoning Administrator (CKCOG) David Hines

Visitors: None

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Ryan Maxwell, seconded by Katie Evans, to approve the June 19, 2024, minutes as distributed.
- Motion passed without exception.

New Business: Israel J. & Sarah Z. Wengerd Minor Subdivision Plan

- The project involves subdivision of 10 acres from the existing lands at 2707 Furnace Road, located in both the Woodland Preservation and Agricultural Residential Zoning Districts, for a single family dwelling.
- Access to the new lot will be by 50-foot right-of-way from Furnace Road through the residual parcel. An agreement for the right-of-way has been provided. A PennDOT Highway Occupancy Permit is required for the right-of-way.
- The need for a stormwater plan if the development exceeds 5,000 sq.ft. of impervious coverage and an NPDES permit if the disturbance is over one acre was discussed. The sewage facility module also must be signed.
- Motion by Curtis Barrick, seconded by Christine Buffinton, to table action on the plan until the PennDOT Highway Occupancy Permit is obtained. Motion passed without exception.

Hearing of Visitors: None.

Adjournment:

Motion by Ryan Maxwell, seconded by Katie Evans, to adjourn the meeting at 6:25 p.m.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
August 21, 2024

Vice-Chair Jon Allocca called the meeting to order at 6:00 PM.

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

Also present: East Buffalo Township Manager Jolene Helwig, Zoning Administrator (CKCOG) David Hines, Zoning Officer (CKCOG) Thomas MacDonald

Visitors: Jamie Walsh (Mid-Penn Engineering)

Hearing of Visitors on Agenda Items: None.

Approval of Minutes

- Motion by Katie Evans, seconded by Angelo Vieceli, to approve the July 17, 2024, minutes as distributed.
- Motion passed without exception, with Jon Allocca and Mary Beth Griffith abstaining.

Old Business: Israel J. & Sarah Z. Wengerd Minor Subdivision Plan

- The project involves subdivision of 10 acres from the existing lands at 2707 Furnace Road, located in both the Woodland Preservation and Agricultural Residential Zoning Districts, for a single-family dwelling.
- Access to the new lot will be by 50-foot right-of-way from Furnace Road through the residual parcel. Attorney Matson has reviewed and approved the shared access agreement for the right-of-way.
- The PennDOT Highway Occupancy Permit number was added to the plan. The plan complies with zoning and SALDO.
- The needs for a stormwater plan if future development exceeds 5,000 sq.ft. of impervious coverage and an NPDES permit if the disturbance is over one acre were noted.
- Motion by Ryan Maxwell, seconded by Katie Evans, to recommend approval of the plan. Motion passed without exception.

Hearing of Visitors: None.

Other: Responding to a question about the status of prior ordinance revision discussions, David Hines reported that Attorney Brudecki has put together the proposed ordinance revisions and will send them to the Commission for proofing soon. Over 100 pages of revisions are included.

Adjournment:

The meeting was adjourned at 6:15 p.m.

Submitted by Christine Buffinton, Secretary

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

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
October 16, 2024

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

Members present: Jon Allocca, Curtis Barrick, Christine Buffinton, Ryan Maxwell, Angelo Vieceli.

Also present: East Buffalo Township Manager Jolene Helwig, Zoning Officer (CKCOG) Thomas MacDonald

Visitors: Kevin Gardner, Kyle Gardner, Jim Knight, Mayur Patel (Laughner & Patel Developers), Greg Schwartz (Williams Site Civil), Tim Turner, Jamie Walshaw (Mid-Penn Engineering)

Hearing of Visitors: None.

Approval of Minutes

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the September 18, 2024, minutes as distributed.
- Motion passed without exception.

Old Business: Lewisburg Professional Building Land Development Plan

- The plan involves 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. The plan was tabled at the September meeting.
- Greg Schwartz reported that the NPDES application was submitted and completion comments were received. He envisions permit receipt in approximately one month.
- Mr. Schwartz also commented on progress obtaining a PennDOT Highway Occupancy Permit (HOP). The scoping study is complete and the comment letter from traffic impact study was received. He envisions a month or two for receipt of the HOP.
- The HRG review of the plan notes that applicants have requested a waiver of East Buffalo Township Code of Ordinances Chapter 26, §405 "Release Rate Requirements," requiring a 50% release rate reduction in sub-watershed 5-3 of the West Branch Susquehanna for the two-year storm. HRG recommends approving the applicant's request for relief waiver.
- Motion by Angelo Vieceli, seconded by Jon Allocca, to recommend approval of the waiver for the two-year storm. Motion passed without exception.
- Motion by Ryan Maxwell, seconded by Jon Allocca, to recommend approval of the plan contingent on:
 1. Completion of all signature blocks;
 2. Execution of a financial guarantee agreement;
 3. Execution of a stormwater maintenance agreement;
 4. Specification on the plan that the sanitary and water service pipes crossing stormwater pipes be properly encased in concrete for 10 feet in either direction when crossing with vertical clearances less than 1.5 feet (Ch. 22, §407.F)
 5. Obtaining an HOP permit;
 6. Obtaining an NPDES permit;
 7. Supervisors' approval of the waiver from the release rate requirements for the two-year storm.
- Motion passed without exception.

Old Business: Norman Martin Agriculture Buildings

- The proposal, presented at the September 18th meeting, is 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 township engineer's review letter was received on October 10, so the owners have not had time to act on all comments yet. Review of this plan was tabled until next month.

New Business: Minor Subdivision Plan for Paul S. Lin

- The plan proposes to subdivide property located at 1075 Supplee Mill Road, near the intersection of Hardscrabble Lane, in the R-1 zoning district. Lot 1, containing 1.277 acres, will be subdivided from existing lands of Paul S. Lin, Tax ID 002-044-073.00000. The residual, Lot 2-A, will contain 13.399 acres.
- Motion by Christine Buffinton, seconded by Ryan Maxwell, to recommend approval of the plan contingent on completion of all signature blocks. Motion passed without exception.

New Business: Minor Subdivision Plan for 44 Market LLC

- The properties are located at 111 and 121 Beagle Club Road in the R-1 zoning district.
- The plan proposes to subdivide Lot No. 1, containing 0.545 acres, from existing lands of 44 Market LLC, Tax ID 002-044-036.00000. Lot No. 2, the residual parcel, will contain 1.084 acres.
- Motion by Ryan Maxwell, seconded by Angelo Vieceli, to recommend approval of the plan contingent on completion of all signature blocks and obtaining a township driveway permit. Motion passed without exception.

New Business: Act 537 Sewage Facilities Plan Special Study Review

- This review concerns a request made by Larson Design Group on behalf of LAJSA to the EBT Supervisors to review and comment on the final draft copy of the Official Act 537 Sewage Plan Special Study. The Supervisors asked the Planning Commission to also review and comment on the plan, particularly since the facility itself is located in East Buffalo Township.
- The study evaluates the potential of replacing the current chlorine gas disinfection system with ultraviolet disinfection for the treatment of sewage.
- Motion by Christine Buffinton, seconded by Jon Allocca, to recommend approval of the study contingent on adding wording that includes the East Buffalo Township Planning Commission to §1.3 and Appendix A. Motion passed without exception.

Hearing of Visitors: None.

Adjournment:

Motion by Jon Allocca, seconded by Christine Buffinton, to adjourn the meeting at 6:30 PM.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
November 20, 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 Officer (CKCOG) Thomas MacDonald

Visitors: Jason Brudecki (Peter L. Matson, P.C.), Ken Estep (Mid-Penn Engineering), Kolden Kosmer (Mid-Penn Engineering), Alan Wagner (Wagner's Surveying, LLC), Jamie Walshaw (Mid-Penn Engineering)

Hearing of Visitors: None.

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Jon Allocca, to approve the October 16, 2024, minutes as distributed.
- Motion passed without exception, with Mary Beth Griffith abstaining.

Old Business: Friesen Welding & Manufacturing Land Development Plan

- Discussion was tabled, as all required information has not yet been returned to the engineer.

Old Business: Norman Martin Agriculture Buildings Land Development Plan

- The proposal is for two broiler houses of 24,594 sq.ft. each on the parcel at 4537 Furnace Road, near the western border of the township, in the Agricultural-Residential zoning district. Total parcel acreage is 101.467.
- Motion by Jon Allocca, seconded by Ryan Maxwell, to recommend approval of the plan contingent on:
 1. Completion of all signature blocks;
 2. Execution of a financial guarantee agreement (already at Attorney Matson's office);
 3. Execution of a stormwater maintenance agreement;
 4. Procurement of an NPDES permit;
 5. Approval of an Act 38 nutrient management plan by the Union County Conservation District.
- Motion passed without exception.

New Business: 2025 Meeting Dates

- Township manager Jolene Helwig presented proposed meeting dates for calendar year 2025, all scheduled for the third Wednesday of each month at 6:00 PM. The dates are Jan 15, Feb 19, Mar 19, Apr 16, May 21, Jun 18, Jul 16, Aug 20, Sep 17, Oct 15, Nov 19, and Dec 17.
- All agreed that those dates are fine.

New Business: Freedom Towing Land Development Plan

- Ken Estep from Mid-Penn Engineering presented the plan from Freedom Towing for 2030 West Market Street, at the corner of West Market and Fairground Road, in the General Commercial zoning district. The facilities include a business office, garage, and vehicle storage.

- Three separate parcels currently comprise the property, which must be consolidated into one parcel of 1.103 ac.
- Mr. Estep reported that they had received a fairly clean letter from the township engineer, are waiting for an NPDES permit, and still need a highway occupancy permit from PennDOT. A change in rumble strip configuration requested by the township has been made.
- The plan proposes to connect an outlet from the stormwater management system to a PennDOT inlet. As East Buffalo Township is considered the owner of this inlet, the township must approve the application for connection.
- The stormwater management system involves three shallow rain gardens, less than 2 ft deep, which is considered BMP. Since these are considered to be detention facilities, the ordinance requires a one-foot freeboard. They will need a waiver from this requirement.
- Jolene asked that the township address on the plan be changed to info@ebtwp.org.
- Questions from the commission included:
 1. Does the soil need to be tested for any possible brownfield contamination? → None was noted, and the prior use, the icehouse, did not involve hazardous materials.
 2. Will the development result in an increase in runoff? → The stormwater management system should ensure no increase in runoff.
 3. Will all the debris in the back of the property be removed? → The debris is mostly concrete and will be used as fill in construction. Any other debris will be removed.
 4. Are we concerned with rain garden maintenance? → The plan meets DEP requirements for a rain garden and includes requirements for maintenance.
 5. Can the number of parking spaces be reduced? → The number of spaces cannot be reduced over what is proposed.
 6. Do the lights need to be on all night? → Some lights need to be on all night but the plan follows the ordinance requirement to reduce light from 10 PM to 6 AM and not cast light beyond property lines or the line of a public right-of-way.
 7. Is this property included in the EBT West Market Street Project? → This property is beyond the extent of the project.
- Motion by Katie Evans, seconded by Christine Buffinton, to recommend that the supervisors approve the connection to the PennDOT inlet. Motion passed without exception.

New Business: Dale Miller Component 1 Sewage Planning Module

- No action was necessary on this item.

New Business: Karline McLain & Chad Colwell Add-on Subdivision Plan

- Jamie Walshaw of Mid-Penn Engineering presented this plan concerning two lots at 1302 Monroe Avenue, in the R-2 zoning district, owned by Karline M. McLain and Chad W. Colwell.
- The owners propose to subdivide Lot 98A (0.095 ac) from the existing Lot 97 (0.360 ac, tax ID 002-034-074.97000) and add it to Lot 98 (0.447 ac, tax ID 002-034-074.98000).
- The new Lot 97 will contain 0.265 ac and the new Lot 98 will contain 0.542 ac. Both lots are zoning-compliant.
- Motion by Jon Allocca, seconded by Mary Beth Griffith, to recommend approval of the plan contingent on completion of all signature blocks. Motion passed without exception.

Old Business: Zoning Ordinance Final Review

- Attorney Brudecki presented the consolidation of zoning amendments that were created over the past four years. The ordinance amends Chapter 27 (Zoning), Parts 2 (Definitions), 4 (District Regulations), and 5 (Supplemental Regulations). Most of the proposed changes amend regulations for W-P, A-P, A-R, R-1, and R-2 districts, including additional/revised definitions and additional/revised supplemental regulations.
- Commission went over questions on the color-coded version, with the following specific conclusions:
 1. §401.4 (a)(5) Game Lands and Wildlife Preserves: remove maximum building coverage.
 2. §401.4 (a)(6) Game Lands and Wildlife Preserves: add 40 ft as maximum building height.
 3. §401.4 (b)(5) Clubs for Hiking, Climbing, Hunting, Fishing, Gunning, etc.: remove maximum building coverage.
 4. §401.4 (c)(5) Agricultural: remove maximum building coverage.
 5. §401.4 (d)(5) Animal husbandry: remove maximum building coverage.
 6. §401.4 (e)(5) Plant Nurseries and Tree Farms: remove maximum building coverage.
 7. §401.4 (f)(5) Riding Stables: remove maximum building coverage.
 8. §401.4 (g)(5) Kennels: remove maximum building coverage.
 9. §401.4 (h)(5) Single-Family Detached Dwellings: remove maximum building coverage.
 10. §401.4 (j)(5) Outdoor Recreation: remove maximum building coverage.
 11. §401.4 (k)(5) Forestry: remove maximum building coverage.
 12. §402.4(f)(8) Indoor Recreation: maximum building height should be 35 ft.
 13. §405.1 Medium Density Residential Permitted Principal Uses: Remove (i) Boarding and Rooming Homes and (j) Bed and Breakfast Establishments. Also remove the relevant sections from §405.4 Area, Yard, Coverage, and Height Requirements.
 14. Confirmed §402.6, the sliding scale for subdivision of land in the A-P district with a maximum 2-acre parcel.
 15. Confirmed §403.6 for subdivision of land in the A-R district with maximum two acres.

Hearing of Visitors: None.

Adjournment:

Motion by Jon Allocca, seconded by Christine Buffinton, to adjourn the meeting at 7:45 PM.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
December 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 Officer (CKCOG) Thomas MacDonald

Visitors: Daniel Erdley (Friesen's Welding), Ken Estep (Mid-Penn Engineering), Jim Knight (EBT Supervisor), Kolden Kosmer (Mid-Penn Engineering), David Ulrich (Mid-Penn Engineering), Michael Yoder (Friesen's Welding)

Hearing of Visitors: None.

Approval of Minutes

- Motion by Jon Allocca, seconded by Katie Evans, to approve the November 20, 2024, minutes as distributed.
- Motion passed without exception.

Old Business: Zoning Ordinance revision

- Jim Knight presented his questions and concerns with the proposed zoning ordinance. The specific issues were:
 - The five recreation types are somewhat confusing and contain overlap. Public Recreation and Light Recreation are covered by Indoor and Outdoor Recreation, except in reference to fees, and could be eliminated, especially since the township has some usage fees for public recreation such as for reserving a pavilion. It was noted that the Commission had some of these same comments about the large number of recreation categories during the original review, but the categories were reintroduced by the solicitor's office
 - Golf courses and driving ranges should be added in place of Light Recreation. These are already permitted in B-U and H-C, although not defined. Also, golf courses are incompatible with the purpose of the A-P district.
 - Public Parks as a category is only listed in R-U. Could this be changed to Outdoor Recreation?
 - Motor sports should be made a separate category, and then Heavy Recreation with its reference to Light Recreation can be eliminated.
 - Indoor recreation is permitted in W-P, A-P, and A-R, which seems incompatible with the purpose of those districts. Why is Indoor Recreation not permitted in R-1 and R-2? For example, the school district is in R-1. Also, is it consistent with land use goals to permit indoor recreation in A-P, and is there enough area in A-R? If A-P and A-R are removed, the only remaining permitted districts are R-U, H-C, and G-C. The Commission was not in favor of permitting indoor recreation in the two residential districts, and answering the contention that R-1 land along Rt. 15 could be good for this, suggested that rezoning of that land could be a better solution.
 - Include all firearm-related uses in Sportsman's Clubs or similar. Mary Beth pointed out that there may be a discrepancy regarding guns in W-P and earlier decisions by the Commission.
 - The B-U district does not use the standard terms, as used in every other district.
- Jim will email his concerns to the Commission.

Old Business: Friesen's Welding & Manufacturing Land Development Plan

- Tom MacDonald reported that the revised prints and plan were only received yesterday, and the HRG letter received today. The HRG review has ten comments, mostly dealing with stormwater, that need to be addressed.
- Discussion was tabled until next month.

Old Business: Freedom Towing Land Development Plan

- This plan for a business office, garage, and vehicle storage at 2030 West Market Street, at the corner of West Market and Fairground Road in the General Commercial zoning district, was discussed at the November Planning Commission meeting.
- Ken Estep from Mid-Penn Engineering reported that the township had approved the connection of a proposed stormwater outlet to a PennDOT inlet. Mr. Estep also reported that the engineer had approved a waiver from the requirement of one-foot freeboard in the proposed rain gardens, which are considered to be detention facilities.
- They are currently waiting for the highway occupancy permit (HOP) and waiting to print new copies of the plan with all additions and corrections.
- Motion by Mary Beth Griffith, seconded by Ryan Maxwell, to recommend that the supervisors approve the plan contingent on obtaining the HOP permit; executing the stormwater maintenance agreement, improvements guarantee, and all other legal documents; completing all signature blocks, and removing all scrap metal and debris from the site. Motion passed without exception.

Old Business: Dale Miller Land Development Plan

- The proposal is for a single-family house at 2300 Stein Lane, on 29.57 acres in the Agricultural Preservation zoning district.
- Tom MacDonald reported that he received a letter from the township engineer after 4:30 p.m. today that noted 11 stormwater corrections needed, 2 items from the SALDO, and no signatures.
- Representatives from Mid-Penn Engineering noted that they have obtained NPDES and sewage planning approval and met with the EBT roadmaster concerning the driveway. Answering a question about the septic system, they said that the Norweco Singular-960 septic system with hydro-kinetic bio-film reactor makes possible an at-grade mound on the sloped property.
- The Commission did not want to recommend conditional approval of the plan based on the number of outstanding items.

Hearing of Visitors: None.

Adjournment:

Motion by Jon Allocca, seconded by Christine Buffinton, to adjourn the meeting at 7:10 PM.

Submitted by Christine Buffinton, Secretary