

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
January 15, 2025

East Buffalo Township Manager Jolene Helwig called the meeting to order at 6:05 PM.

Members present: Christine Buffinton, Katie Evans, Mary Beth Griffith, Leslie Hosterman, Ryan Maxwell

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

**Visitors:** Charles Axtman (Axtman Engineering, LLC), Jason Brudecki (Peter L. Matson, P.C.), Daniel Erdley (Friesen's Welding), Jim Knight (EBT Supervisor), David Ulrich (Mid-Penn Engineering)

**Election of Officers for 2025**

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

**Hearing of Visitors:** None.

**Approval of Minutes**

- Motion by Mary Beth Griffith, seconded by Katie Evans, to approve the December 18, 2024, minutes as distributed.
- Motion passed without exception, with Leslie Hosterman abstaining.

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

- Charles Axtman reviewed the plan for a welding and manufacturing shop at 3634 Furnace Road in the Agricultural Preservation Zoning District.
- Mr. Axtman pointed out several features, such as the extent of the gravel, existence of wetlands, location of septic and septic testing, and impervious surface.
- The property was previously occupied by a non-conforming use for the A-P district, a trucking firm. The Zoning Hearing Board granted a variance for redevelopment with another non-conforming use. Several factors were postulated as contributing to the granting of the variance, including the condition of the land, the similarity of the uses, and the fact that the new company does work for landscapers and thus is related to an Ag business.
- The township engineer's (HRG) review noted no issues. The highway occupancy permit and E&S plan have been approved.
- Motion by Katie Evans, seconded by Ryan Maxwell, to recommend approval of the plan subject to execution of a stormwater agreement and financial guarantee and completion of all signature blocks. Motion passed without exception.

**Old Business: Miller-Riggs Farm Land Development Plan**

- David Ulrich of Mid-Penn Engineering presented the proposal for a single-family house at 2300 Stein Lane, on 29.57 acres in the Agricultural Preservation zoning district. With a house already on the property, the plan proposes to have two single-family dwellings on the existing land.

- The plan received a clean review from the township engineering firm (HRG) and an NPDES permit.
- Motion by Ryan Maxwell, seconded by Leslie Hosterman, to recommend approval of the plan subject to execution of all remaining legal documents and completion of all signature blocks. Motion passed without exception.

### **Old Business: Zoning Ordinance Review**

- Jason Brudecki highlighted his changes to the ordinance since the December meeting. The main changes and discussion are listed below.
- New definitions were included for four types of health care facilities (continuous care facility, nursing/convalescent home, personal care facility, and group home) and these were also referenced in the definition for “Health Care Facility”. Dimensional criteria and supplemental regulations are still needed for all four in each district where they are allowed. Also defined were golf courses and motorsports. Definitions for indoor and outdoor recreation were revised, while those for heavy, light, and public recreation were deleted.
- Indoor recreation remains permitted in W-P, A-R, and A-P, and dimensional criteria were suggested. The Commission suggested making indoor recreation a conditional use in those three districts.
- In W-P, all activities involving firearms shall be considered as sportsman clubs and involve a conditional use. In discussion of the 50-acre minimum for animal husbandry, the Commission agreed to remove animal husbandry from W-P and add farmettes as a permitted use.
- In A-R, subdivision of land was changed from a 2-acre to a 3-acre minimum, although discussion ensued on which is appropriate and whether the minimum size for single-family residence should be changed. Model homes were added as a permitted use. The Commission should decide on one of the two provided definitions; Jason recommends “model home” over “commercial model home.” Inclusion of a sliding scale as used in A-P was also discussed and generally favored.
- In R-1, “non-profit recreational facilities” was removed from permitted uses. The Commission will consider whether indoor recreation could be added with dimensional restrictions or as a conditional use. Personal care facilities and group homes were added.
- In R-2, “business and professional office” was added as a special exception. Commission should consider whether indoor recreation could be added with dimensional restrictions or as a conditional use. Personal care facilities and group homes are permitted.
- In R-U, the four types of health care facilities with new definitions were added. Also considered was whether outdoor recreation should be a permitted use.
- In B-U, the Commission suggested removing “recreational and athletic fields or buildings” and instead adding indoor and outdoor recreation, and removing “Faculty Housing” and “University Owned or Operated Student Housing” and instead adding the various defined residence types.
- In H-C, it was noted that golf courses and miniature golf courses are permitted.
- In G-C, three of the health care facility types (not group homes) were added to permitted uses.
- In I, three of the health care facility types (not group homes) were added to permitted uses.
- Commission discussed the inclusion of a word such as “tillable” land in the regulations for farmettes and decided to use “suitable”.
- Commission discussed whether County Conservation District approval, following the PA Act 38 Nutrient Management Law, would cover all concerns. The state definition for CAFO and CAO were examined, along with how to include these in the township ordinance.
- A 90-day parking limit for Bed & Breakfast establishment was added in supplemental regulations.
- Attorney Brudecki will incorporate the changes in the ordinance and send to members along with a table of uses.

**Hearing of Visitors:** None.

**Adjournment:**

Motion by Leslie Hosterman, seconded by Katie Evans, to adjourn the meeting at 7:30 PM.

Submitted by Christine Buffinton, Secretary