

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
February 19, 2025

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

Members present: Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Leslie Hosterman, Ryan Maxwell, Angelo Viececi

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

Visitors: Jim Knight (EBT Supervisor)

Approval of Minutes

- Motion by Leslie Hosterman, seconded by Katie Evans, to approve the January 15, 2025, minutes as distributed.
- Motion passed without exception, with Curtis Barrick and Angelo Viececi abstaining.

Hearing of Visitors: Jim Knight showed the concept plan for the West Market Street Project.

- The impetus to the project was the planned PennDOT repaving of the road in 2027.
- The plan includes sidewalks, bump outs at crossings, and elimination of parking on the south side. Stormwater issues on the south side will be corrected.
- The project will be done in four phases:
 1. Curbs and crosswalks from Rt. 15 to 16th Street
 2. Sidewalks on the north side.
 3. Sidewalks on the south side (could be interchanged with #2).
 4. Improvements from 16th Street to Fairground Road.
- Mr. Knight said the projected cost is about \$8M and noted potential funding sources including a Federal earmark for Phase 1, the PennDOT Multimodal Transportation Fund, the DCED Multimodal Transportation fund administered by the Commonwealth Financing Authority, and USDOT Safe Streets for All. Christine Buffinton asked about possible funding from the Appalachian Regional Commission.
- Ryan Maxwell asked about the impact of the project on the Freedom Towing development, since the West Market Street Project proposes sidewalks in front of that site. Tom MacDonald agreed he will make Freedom Towing aware of this so the future sidewalks can be included in their grading plan.
- The Commission also discussed underground utilities and lighting.
- Mr. Knight also mentioned that the Commission should look at the Union County Comprehensive Plan and think about updating the township's comprehensive plan.

Old Business: Zoning Ordinance Review

- Indoor recreation is permitted as a conditional use in five districts: W-P, A-P, A-R, R-1, and R-2. Dimensional and other criteria for the conditional uses were discussed, with the following conclusions:
 1. Minimum of 2 acres.
 2. Front setback of 30 ft from the edge of the public right-of-way, side setbacks of 15 ft, and back setback of 20 ft.
 3. Screening for parking, following already established screen regulations.
 4. Required on-site parking.
 5. Hours of operation 9 AM – 9 PM.

- The Commission discussed hunting clubs, and whether a definition separate from sportsman's club is needed. This was deemed unnecessary, but it was recommended to add a 200-ft setback from adjacent occupied dwellings.
- Mary Beth asked to include a 250-ft separation of any manure pile from an adjacent dwelling in §521(4), similar to the animal housing setback in §521(3). The commission discussed the fact that an appropriate setback should be included in any manure or nutrient management plan, and that we could refer to their regulations.
- Christine asked about ambiguity in the requirement that new residential in A-R must be on "an existing road." All agreed with Curtis's proposal to add the language "at the time of the ordinance."
- The proposed sliding scale and other residential size requirements in A-R were discussed, with no further edits suggested.
- Inconsistencies with open-space subdivisions were noted, but no specific changes were proposed.

Hearing of Visitors: None.

Adjournment:

Motion by Ryan Maxwell, seconded by Christine Buffinton, to adjourn the meeting at 7:15 PM.

Submitted by Christine Buffinton, Secretary