

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
June 18, 2025

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

**Members present:** Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Angelo Viecei

**Also present:** East Buffalo Township Manager Jolene Helwig, Zoning Officer (CKCOG) Thomas MacDonald, Township Solicitor (Peter L. Matson, P.C.) Jason Brudecki

**Visitors:** Scott Baylor, Jim Knight (EBT Supervisor)

**Hearing of Visitors:**

- Scott Baylor said he was attending because of a proposal for a 4-acre subdivision in Brookpark Farm by St. Paul's Church. Tom MacDonald reported that plans have not been submitted for this yet. It is expected that these will be presented at the July meeting.

**Approval of Minutes**

- Motion by Mary Beth Griffith, seconded by Angelo Viecei, to approve the May 21, 2025, meeting minutes as distributed. Motion passed without exception, with Christine Buffinton abstaining.

**Old Business: East Buffalo Township Comprehensive Plan**

- Planning Commission members considered a document from the supervisors listing options for reviewing the township's comprehensive plan. The township adopted the 2009 Union County Comprehensive Plan, "Cultivating Community: A Plan for Union County's Future" as their own guide for development on August 23, 2010 (available at <https://ebtwp.org/departments/planning-and-zoning/>). Jim Knight noted that some items in this plan are no longer relevant. The Pennsylvania Municipalities Planning Code §301(c) states that "The municipal or multi-municipal comprehensive plan shall be reviewed at least every ten years."
- The Union County Commissioners updated the 2009 Union County Comprehensive Plan in 2024 (available at <https://unioncountypa.org/planning/>). It contains 60 specific implementations in its county-wide action plan and 55 specific implementations in the action plan for the Eastern Planning Area (Lewisburg Borough and East Buffalo, Kelly, White Deer, and Gregg Townships), of which 39 list East Buffalo Township as an implementation partner. The county's 2009 plan contains 85 county-wide recommendations and 53 recommendations for the Eastern Planning Area (Lewisburg Borough and East Buffalo, Kelly, and White Deer Townships), of which 39 are applicable to East Buffalo Township.
- Members should review the 2024 county plan before the June meeting and think about their preferences among the following five options:
  1. Accept the 2024 Union County Comprehensive Plan as the township plan.
  2. Update the 2009 plan in concert with the other three municipalities in the designated Eastern Planning Area (Lewisburg Borough, Kelly Township, White Deer Township).
  3. Work with local municipalities to create a multi-municipal plan.
  4. Create a new township comprehensive plan.
  5. Do nothing.
- Angelo Viecei raised the question of who would provide expertise to help guide the PC if constructing a new or greatly revised plan.

## Old Business: Zoning Ordinance Review

- Jason Brudecki reviewed his resolution of items in the April 4<sup>th</sup> review of the draft East Buffalo Township Zoning Ordinance amendment by Shawn McLaughlin, Director of Planning & Economic Development for Union County. The following items were addressed, with numbers referring to the numbering in the April 4<sup>th</sup> letter:
  1. The definitions and use designation for previous terms “Agricultural” and “Agricultural Business/Agricultural Services” were revised, substituting the MPC definition of “Agricultural Operation” and a broader definition for “Agricultural Business.”
  5. To follow state law that lot size requirements apply uniformly to all types of agriculture, the minimum lot size for all types of agricultural uses was set at 35 acres. Christine Buffinton proposed making this 40 acres instead, being closer to the midpoint between the previous 35 and 50 acres and also a more even number. The Commission first decided to remove CAOs completely as a permitted use in the A-R zoning district, considered incompatible with the stated purposes of the district as a buffer between heavy agricultural and residential. Members also discussed removing “Animal Husbandry” from A-R but decided against this. All agreed with adopting the 40-acre minimum lot size for all types of agricultural uses in A-P and A-R.
  6. All agreed with Attorney Brudecki’s revision of §402(a)(4) to specifically call out silos as exempt from the maximum building height of 100 ft above finished grade.
  10. This also refers to the fact that the minimum lot size for all agricultural uses must be the same, covered in #5 above.
  11. Forestry was added as a permitted use in every zoning district.
  12. Permitted usage for open-space subdivisions will be removed from R-U. It will remain in R-1 at present due to concerns about building setbacks in the Windsor development, and the question will be reconsidered in the future, perhaps when the Windsor development is complete. This also addresses #13.
  16. The Open-Space District O-1 (§411) was removed. This also addresses #17.
  18. “Recreational trails, bike paths, and nature walks” will be removed as a defined use, as the only place it was referenced was in the OpenSpace District.
  19. The typographical error concerning reference to roadside and farm stands in §513(2) was removed.
  20. The provision for setbacks for hazardous material and manure storage in A-P and A-R was revised to refer to the PA Nutrient Management Act.
  22. The districts where CAO are permitted were explicitly named.
  23. §520.3 and §520.4 were revised to refer to setbacks prescribed by the PA Nutrient Management Act.
- Other items from the April 4<sup>th</sup> letter requiring more Planning Commission consideration were discussed. Numbers again refer to item numbering in the April 4<sup>th</sup> review letter.
  2. Kennels and riding stables were added as permitted uses in A-P (they were already permitted in A-R). This also addresses #4.
  3. The use of W-P land as reviewed in the document “Union County Agricultural and Woodland Preservation Zoning Guidelines” was discussed. A sliding scale was proposed as a potential solution to guard against excessive fragmentation. Attorney Brudecki will create a scale to be discussed at the next meeting.
  7. Farmettes will be capped at a maximum of 5 acres.
  8. Farmettes will specifically be called out as “non-agricultural” for purposes of sub-division on the sliding scale.

9. This was addressed by the decision to remove CAOs from A-R.
  14. The prior wording of "University owned or operated student housing" will be put back in as a permitted use in B-U.
  15. Will be ignored.
  21. Concerning what is considered the first building constructed on a farm in A-P and A-R, the Commission struggled with how to reword this while achieving the aim of eliminating undue burden on farmers when adding outbuildings and sheds. Attorney Brudecki will discuss possible solutions with Shawn McLaughlin and report back.
- PC members discussed whether an additional impervious non-percentage maximum is necessary in agricultural districts in addition to the 10% impervious maximum, but decided that it is not necessary.
  - Attorney Brudecki presented an issue in a local municipality concerning noise from a new data center/cryptocurrency mining operation. He pointed out difficulties with noise enforcement due to lack of equipment and training. He said it should be possible to get some definitions and permitted districts into the revised ordinance. Members should think about cryptocurrency mining "data centers" and what restrictions they may want on these.

**Adjournment:**

Motion by Mary Beth Griffith, seconded by Christine Buffinton, to adjourn the meeting at 7:30 PM.

Submitted by Christine Buffinton, Secretary