

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
July 16, 2025

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

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

Also present: East Buffalo Township Manager Jolene Helwig, Zoning Officer (CKCOG) Garrett Enders

Visitors: Scott Baylor, Dan Dunkelberger (Barry Isett & Associates Inc.)

Hearing of Visitors: none

Approval of Minutes

- Motion by Katie Evans, seconded by Ryan Maxwell, to approve the June 18, 2025, meeting minutes as distributed. Motion passed without exception, with Leslie Hosterman and Ryan Maxwell abstaining.

Announcements

- Jolene informed the group about a PSATS Zoning Academy class being held on August 26 and 27 at the Nittany Lion Inn in State College. The course will go from 9am to 4pm on both days. Katie is planning to attend. Please let Jolene know if you'd like to attend.

New Business: St. Paul's at the Farm

- Dan Dunkelberger from Barry Isett & Associates presented the plan for subdivision of 4.436 ac (Lot 1) from a parcel of 12.046 ac (parcel ID 002-042-009.0000) at 95 Brookpark Circle in the General Commercial zoning district. This leaves a residual of 7.61 ac.
- The new Lot 1 will have an address of 68 Reitz Boulevard. No development is proposed at this time.
- Curtis Barrick noted that the residual, as listed on the plan, has too much impervious surface.
- Motion by Katie Evans, seconded by Ryan Maxwell, to recommend approval of the plan subject to completion of all signature blocks and the developer updating impervious surface data for the residual tract. Motion passed without exception.

New Business: Cryptocurrency and Data Mining Operations Proposed Ordinance

- Members reviewed the draft ordinance provided by solicitor Jason Brudecki.
- The suggested changes were:
 1. Change the proposed minimum lot size in §410.4(a) from 44,000 sq.ft. to 40,000 sq.ft., although questions were also raised about whether a minimum of 20,000 sq.ft. could be used.
 2. Replace references to "the R1 or R2 district" in §410.5(d) to "residential uses."
- Members particularly liked the specifications that noise level test results and verification from the electrical service provider must be submitted prior to issuance of a certificate of occupancy.

Old Business: Township Comprehensive Plan

- Members considered the five choices for formulating a new township comprehensive plan as presented at the last meeting:
 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.
- One additional goal mentioned was a decrease in property taxes.
- Members agreed that doing nothing is not an option, and creating a new plan, either for East Buffalo Township alone or in conjunction with other municipalities, is logistically very difficult.
- Motion by Ryan Maxwell, seconded by xxx, to review and update the 2009 plan without input from other municipalities. Motion passed without exception.

Adjournment:

Motion by Katie Evans, seconded by Angelo Viececi, to adjourn the meeting at 6:50 PM.

Submitted by Christine Buffinton, Secretary