

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

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 Vieceli

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 Vieceli 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

NOTICE

The East Buffalo Township Planning Commission meeting scheduled for March 19, 2025, at 6:00 PM has been CANCELLED.



The next Planning Commission meeting will be held Wednesday, April 16, 2025, at 6:00 PM in the municipal building at 589 Fairground Road, Lewisburg, PA.

POSTED: March 13, 2025

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
April 16, 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 Vieceli

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

Visitors: Doug Braunsdorf (Geisinger), Kate Durso (Geisinger), David Hafer, Patrick Jacobs (Geisinger), Jim Knight (EBT Supervisor), Louise Knight, Sara Krome, Justin Madaus, Judith Marvin, Mayur Patel (Laughner & Patel Developers), Tina Prowant, Dexter Rovenot, Joseph Stender (Geisinger), Brent Wesley

Hearing of Visitors:

- Kate Durso spoke to represent Geisinger's request to add health-care facilities as a permitted use in the Highway Commercial zoning district. She noted the description of the Highway Commercial district in §301.8 of Chapter 27 of the Code of Ordinances as "designed to allow for more intense commercial development such as restaurants, large-scale retail, high traffic generator such as office complexes, motels and convenience stores." She would interpret the proposed cancer center use to fall under the permitted principal use of "Business and Professional Offices," but said it would be more unambiguous to add "Health Care Facilities" to the list of permitted uses.
- Patrick Jacobs gave more details on the proposed use as a cancer center, stating that it is not a hospital. The cancer center will have 34 staff and 60-80 patients per day. Much of the space will be "typical infusion bays." He noted that PennDOT had issued a highway occupancy permit.
- Mayur Patel explained that the other building will house an online charter school. Students will not attend in-person at this building, but instructors will teach from cubicles in the building. The developers have not received zoning permits for either building.
- Tina Prowant recalled the former proposed Giant grocery store on the location and the fact that PennDOT would not put a traffic light at the entrance on the hill at that time. She thought that the "in kind" donation instead of taxes will be insignificant. Ms. Prowant also asked how we would know that students will not be going to the charter school building?
- Justin Madaus said he is a member of the Lewisburg Area School Board but was speaking in a personal capacity, not as a representative of the school district. He noted that the school district's sole source of income is property tax and the proposed uses, both non-profit, will take a commercial property and hand it to tax-exempt organizations.
- Louise Knight echoed Tina's concerns and said her concerns also dated back to the prior Giant grocery store proposal.
- Judith Marvin recalled incidents concerning the former Giant proposal. She mentioned that Dick McGinnis (at that time a professor of civil engineering at Bucknell) had contacted a former student working at the PennDOT District 3 office to ensure the road's incline and the entrance on the hill was accurately assessed. PennDOT rescinded their HOP approval.
- Patrick Jacobs said that Geisinger values East Buffalo Township and wants to be in close proximity to its residents.
- Tina Prowant listed chemotherapeutic agents likely to be used in the cancer facility.
- Katie Evans mentioned that the projected 60-80 patients a day could be a high traffic load.

- Jolene Helwig asked Geisinger representatives if they are planning access to the facility from Beagle Club Road. Geisinger representatives answered no.
- Kate Durso compared parking space requirements in the ordinance for a health-care facility (1 for each 2 beds plus 1 per employee in the maximum work shift) to that for a business or professional office (1 for each 400 square feet of usable space plus 1 per employee in the maximum work shift).
- Tom MacDonald said that the layout of the proposed cancer center building has been reviewed. The reviewer determined that it would be considered a health-care facility under the IBC (International Building Code).
- Jim Knight recalled that the project had come to the supervisors because of an initial lack of detail, and that was why they wanted it discussed at a Planning Commission meeting.
- Angelo Vieceli mentioned that Kelly Township has an example of a large health care facility, and that we rely on PennDOT as the experts in assessing whether a highway occupancy permit should be issued.
- Motion by Mary Beth Griffith, seconded by Ryan Maxwell, to add health-care facilities as a permitted use in the Highway Commercial zoning district. The motion passed by a vote of 6 to 1 with Katie Evans dissenting.
- After the vote, David Hafer asked about water quality issues at the proposed development, specifically about drainage on the sloping property given the proximity to the Susquehanna River. Curtis explained that the plans must meet the township runoff requirements, and the developer must also have an NPDES permit.

Approval of Minutes

- Motion by Katie Evans, seconded by Angelo Vieceli, to approve the February 19, 2025, meeting minutes as distributed. Motion passed without exception.

Old Business: Zoning Ordinance Review

- PC members considered the April 4th review letter of the draft East Buffalo Township Zoning Ordinance amendment from Shawn McLaughlin, Director of Planning & Economic Development for Union County.
- Jason Brudecki noted that of the 23 items in the review letter, some concern agreement with state law are thus easy to address. Those specific items numbers are 1, 5, 10, 11, 20, and 23.
- Attorney Brudecki will also fix these other items:
 1. #6 provides for a maximum building height of 100 ft above finished grade in A-P should be changed to have a lower maximum for all buildings except silos, which should be called out separately with the 100-ft maximum height.
 2. #19 concerns a reference in §513(3), livestock in A-P, A-R, and W-P zones, to §521 Roadside and Farm Stands. The reference should be corrected.
 3. #22 (reference to an “agricultural district”) requires a clarification to list the specific agricultural zoning districts by name.
 4. #18 refers to recreational trails, bike paths, and nature walks as permitted uses in O-1, the only place where these uses are specifically called out. References to these should be removed from §411.1(d).
- Five items concern open-space subdivisions (O-1). One (#18) is addressed above. The remaining four are:

1. #12 mentions specifically that open-space subdivisions are permitted in R-1 but not in A-R, and questions whether it should be removed entirely from the ordinance or permitted in A-R as well. The item also questions whether there is any example of these being used in Union County.
2. #13 mentions that open-space subdivisions are permitted in the R-U district and states that the most recent Union County Comprehensive Plan discourages this concept.
3. #16 cites §411, which states that the O-1 district includes lands in any floodplain on the EBT floodplain map and is an overlay to EBT's Official Zoning Map. However, floodplains are not depicted on the official zoning map. Also, §411.1(a) states that whatever uses are permitted in the underlying zoning district are permissible so long as they do not conflict with the EBT floodplain management regulations. Could this instead be incorporated into Chapter 10?
4. #17 cites inconsistencies with the fact that agricultural, horticulture, pasturing, and similar uses are permitted in O-1, which conflicts with §411.1 stating the permitted uses are those of the underlying district.

Commission members discussed whether Open-space subdivisions could be eliminated completely as a permitted use. EBT currently has one open-space subdivision, the Windsor development. The open-space subdivision category could be eliminated without affecting the existing homes. The SALDO for this development has been already approved so the smaller lot sizes for future construction would be exempt from current R-1 minima, but building setbacks would have to agree with current R-1 specifications, which would make it prohibitively difficult to build on the lots. Thus open-space subdivisions could therefore be eliminated in R-U, but not R-1.

- The remaining items that will require more commission discussion as they involve permitted use questions are:
 1. #2: Refers to permitted uses in W-P and not in A-P
 2. #3: Breweries, distilleries, wineries, agriculture, and indoor recreation are permitted in W-P.
 3. #4: Why are breweries and distilleries permitted in A-P? Why are riding stables not permitted?
 4. #7: In §402.4(k), farmettes in A-P have no maximum size. They also seem more appropriate for A-R rather than A-P.
 5. #8: Does farmette land count towards permitted non-agricultural development in the table in §402.6 "Subdivision of Land in the Agricultural-Preservation District"? Does this need clarification that a farmettes is a residential use and not an agricultural use?
 6. #9: Why do agricultural development standards in A-R seem more restrictive than in A-P for non-farm development? Why should the township encourage full-scale agriculture (i.e., livestock, CAOs) here? Is crop cultivation a more appropriate allowable use? Farmettes also seem more applicable here.
 7. #14: In §407.1 for the B-U zone, dormitories do not fit within any of the specified housing types. The prior wording of "University owned or operated student housing" should be included as a permitted use.
 8. #15: Section §407.h(4) could be problematic for maximum impervious coverage for B-U zone at 50% of land owned or leased. If land is not leased in a future year, the limit could be exceeded.. Does Bucknell currently have substantial leased land, or could this clause simply be eliminated from the section?
 9. #21: §513(4) specifies what is considered the first building constructed on a farm in A-P and A-R. This needs to be rewritten so that a loophole does not exist in the case of, for example, a 12'x12' ag building on otherwise vacant land that would then establish the "principal agricultural structure.
- Commission discussed whether a third-party should be consulted for another review of the ordinance, with no conclusion.

- Attorney Brudecki will incorporate the specified changes in the zoning ordinance before next month. He predicted that we should have a revised version available for the county by June.
- Planning Commission members should consider the nine items listed above for resolution at the May meeting. Members should also check the revised ordinance for any other necessary changes.

Other business: Tom MacDonald said “the word is out” on doing a new comprehensive plan for the township, so the commission may need to work on this in the future.

Hearing of Visitors: None.

Adjournment:

Motion by Leslie Hosterman, seconded by Katie Evans, to adjourn the meeting at 7:33 PM.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
May 21, 2025

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

Members present: Curtis Barrick, Mary Beth Griffith, Leslie Hosterman, Ryan Maxwell,
Angelo Vieceli

Absent: Christine Buffinton, Katie Evans

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

Visitors:

Hearing of Visitors: None

Approval of Minutes:

Motion by Angelo Vieceli, seconded by Ryan Maxwell, to approve the April 16, 2025,
meeting minutes as distributed. Motion passed without exception.

Old Business: None

New Business:

Dwyer Minor Subdivision

Motion by Leslie Hosterman to recommend approval, seconded by Mary Beth Griffith.
Motion passed without exception.

Rheam Consolidation Plan

Motion by Ryan Maxwell to recommend approval, seconded by Mary Beth Griffith. Motion
passed without exception.

Adjournment:

Motion by Leslie Hosterman to adjourn the meeting.

Submitted by Curtis Barrick, Chair

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 Vieceli

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 Vieceli, 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 Vieceli 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 4th 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 4th 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 4th letter requiring more Planning Commission consideration were discussed. Numbers again refer to item numbering in the April 4th 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

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 Vieceli, to adjourn the meeting at 6:50 PM.

Submitted by Christine Buffinton, Secretary

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
August 20, 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 Vieceli

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

Visitors: Jim Knight

Hearing of Visitors: none

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Katie Evans, to approve the July 16, 2025, meeting minutes as distributed with the addition of the township comprehensive plan motion second. Motion passed without exception, with Mary Beth Griffith abstaining.

Old Business: East Buffalo Township Comprehensive Plan

- Motion by Curtis Barrick, seconded by Katie Evans, to recommend adopting the 2024 Union County Comprehensive Plan as the East Buffalo Township Comprehensive Plan. Motion passed without exception.

Old Business: Cryptocurrency and Data Mining Operations Proposed Ordinance

- Members reviewed the recommended changes to the draft ordinance provided by solicitor Jason Brudecki.
- Motion by Angelo Vieceli, seconded by Ryan Maxwell, to recommend adoption of the proposed ordinance. Motion passed without exception.

New Business: Minor Subdivision for Robert and Carole Hamm

- The purpose of this subdivision is to create two new lots from four existing parcels (002-039-5000, 002-040-0000, 002-098-0000, 002-095-0000).
- A dwelling exists future lot #2. Future Lot #1 is planned to accommodate a single-family dwelling.
- Proposed Lot #1 contains 10.853 gross / 9.803 net (minus road R/W) acres.
- Proposed Lot #2 contains 37.701 gross / 37.408 net (minus road R/W) acres.
- Motion by Ryan Maxwell, seconded by Leslie Hosterman, to recommend approval of the plan contingent on the sewage module for Lot #1 and completion of all signatures. Motion passed without exception.

Adjournment:

Motion by Katie Evans, 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
September 17, 2025

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

Members present: Curtis Barrick, Katie Evans, Ryan Maxwell, Leslie Hosterman, Mary Beth Griffin, Angelo Vieceli

Also present: East Buffalo Township Manager Jolene Helwig

Visitors: Bob Kauffman, Mid-Penn Engineering

Hearing of Visitors: None

Approval of Minutes

- Motion by Mary Beth Griffin, seconded by Leslie Hosterman, to approve the August 20, 2025, meeting minutes as distributed. Motion passed without exception.

Old Business: None

New Business: Minor Land Development Plan for John Federico Charles-Funk and Lara E. Funk

- The purpose of this Land Development Plan is to construct a second principal structure on an existing tract of land, parcel 002-038-109.00000 (2.12 acres).
- CKCOG review letter of August 26, 2025, indicates that the plans have been reviewed by the Township Engineer (HRG) without issue, and that all signature blocks are complete. Zoning Administrator, Thomas MacDonald recommends approval of the plans.
- Motion by Katie Evans, seconded by Ryan Maxwell, to recommend approval of the plans. Motion passed without exception.

Grid Scale Solar Workshop

- Jolene Helwig advises that an educational workshop sponsored by PSATS, dealing with grid scale solar projects is being offered on October 21, 2025, at

the Point Township Municipal building. Planning Commission members interested in attending should contact Jolene Helwig to arrange for registration.

Adjournment:

- Motion by Katie Evan, seconded by Mary Beth Griffin, to adjourn the meeting at 6:30 PM.

Submitted by Vice Chairman Angelo Vieceli

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
October 15, 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 Vieceli

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

Visitors: Jamie Walshaw (Mid-Penn Engineering)

Hearing of Visitors: none

Approval of Minutes

- Motion by Mary Beth Griffith, seconded by Katie Evans, to approve the September 17, 2025, meeting minutes as distributed. Motion passed without exception, with Christine Buffinton abstaining.

New Business: Lot Consolidation for Lands of Kurin Williams and Lindsey Folio

- The plan consolidates lots 72 (0.442 ac) and 76 (0.609 ac) in the Faint Subdivision of The Meadows.
- The combined lot of 1.051 ac meets all R-1 zoning requirements.
- Motion by Katie Evans, seconded by Leslie Hosterman, to recommend approval of the plan. Motion passed without exception.

New Business: Lot Addition for Lands of Edwin C. Miller, Jr.

- This plan proposes subdivision of 1.00 ac from lands of Edwin C. Miller, Jr. (02-043-106.00000, 39.519 ac) to be added to lands of Richard M. and Theresa J. Hixson (01-083-085.00000, 6.02 ac). Discussion on this plan was tabled as the surveyor had not yet responded to changes necessary on the drawing.

Old Business: Cryptocurrency and Data Mining Operations Ordinance

- This ordinance was approved at the Supervisors' meeting of Monday, October 13th.
- A requirement for public water and sewer and the guarantee of electrical capacity for township needs was added to the ordinance.
- Union County Planning Director Shawn McLaughlin, who attended the meeting, said that the ordinance was good for what he termed "mom and pop" operations.

Old Business: Township Zoning Ordinance

- Attorney Brudecki reviewed the most recent changes to the ordinance.
- The Gregg Township model of subdivision of land in the Woodland Preserve (W-P) district was added.
- It was noted that wineries are allowed in W-P.
- A preamble to §402 and §403 was added to clarify that township ordinances are not intended to preempt state law.
- Ag Operations and Ag Business definitions were reverted to the MPC definitions.

- Mary Beth Griffith asked how §513(4) had been addressed. This section states that the first building constructed on a farm in A-P or A-R is considered the principal structure and subsequent agricultural buildings are accessory structures, with no land development approval required.
- The complete zoning ordinance will be advertised for adoption at the November 24 Supervisors' meeting.

Announcements:

- Township Manager Jolene Hedwig reminded members about the PSATS Grid Scale Solar Workshop at Point Township on October 21.

Adjournment:

Motion by Angelo Veceli, seconded by Ryan Maxwell, to adjourn the meeting at 6:20 PM.

Submitted by Christine Buffinton, Secretary

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

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

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

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

Visitors: Alan Wagner (Wagner's Surveying, LLC)

Hearing of Visitors: none

Approval of Minutes

- Motion by Katie Evans, seconded by Leslie Hosterman, to approve October 15, 2025, meeting minutes as distributed. Motion passed without exception.

Old Business: Lot Addition from Lands of Edwin C. Miller, Jr.

- This plan proposes subdivision of 2.00 ac from lands of Edwin C. Miller, Jr. (02-043-106.00000, 39.519 gross ac) on Rusty Run Lane in the Woodland Preserve zoning district.
- The 2.00 ac will be added to lands of Richard M. and Theresa J. Hixson (01-083-085.00000, 6.02 ac prior to addition).
- Motion by Christine Buffinton, seconded by Katie Evans, to recommend approval of the plan. Motion passed without exception.

Old Business: Supplemental Regulations for Agricultural Uses

- Members reviewed the proposed language from Attorney Brudecki for §513(4) Supplemental Regulations for Agricultural Uses. The added language references Act 170 of 1988, an amendment to the Pennsylvania Municipalities Planning Code.
- The new language states that no land development approval will be required for addition of accessory structures provided the proposed structure satisfies the land development exemptions pursuant to Act 170 of 1988.
- Although members expressed concerns about permitting large agricultural structures without land development approval, they were assured by Attorney Brudecki's statement that Zoning Officer determinations would insure against these concerns.

New Business: Lot Addition from Lands of John B. and Miriam Z. Martin

- This plan proposes subdivision of 1.699 gross ac from lands of John B. and Miriam Z. Martin at 4311 Old Turnpike Road (002-039-093.00000, 2.29 gross ac) in the R-1 zoning district.
- The 1.699 ac will be added to lands of John M. and Joyce M. Hoover of 4261 Old Turnpike Road (002-042-088.00000, 69.7 gross ac).
- Motion by Leslie Hosterman, seconded by Katie Evans, to recommend approval of the plan. Motion passed without exception.

New Business: 2026 Meeting Dates

- Township Manager Jolene Helwig presented the proposed meeting dates for 2026. All are at 6:00 PM on the 3rd Wednesday of the month.
- Motion by Angelo Veceli, seconded by Christine Buffinton, to approve the meeting schedule. Motion passed without exception.

Announcements:

- Township Manager Jolene Helwig reminded members about the Supervisors' work session on November 24, where the new zoning ordinance will be approved, and their regular meeting on December 8. A variance hearing for property at 130 South 13th Street is scheduled for January 8, 2026.

Adjournment:

Motion by Katie Evans, seconded by Christine Buffinton, to adjourn the meeting at 6:18 PM.

Submitted by Christine Buffinton, Secretary

NOTICE

The East Buffalo Township Planning Commission meeting scheduled for December 17, 2025, at 6:00 PM has been CANCELLED.



The next Planning Commission meeting will be held Wednesday, January 21, 2026, at 6:00 PM in the municipal building at 589 Fairground Road, Lewisburg, PA.