

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
January 21, 2026

The meeting was called to order at 6:00 PM.

**Members present:** Curtis Barrick, Christine Buffinton, Katie Evans, Mary Beth Griffith, Ryan Maxwell, Angelo Vieceli

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

**Visitors:** Kyle Gardner (535 Inc.)

**Election of Officers**

- Motion by Mary Beth Griffith, seconded by Katie Evans, to reappoint the 2025 officers for 2026. Motion passed without exception.

**Hearing of Visitors:** none

**Approval of Minutes**

- Motion by Angelo Vieceli, seconded by Katie Evans, to approve November 19, 2025, meeting minutes as distributed. Motion passed without exception, with Mary Beth Griffith and Ryan Maxwell abstaining.

**New Business: Proposed SALDO/Zoning Ordinance Amendments**

- This proposed ordinance would amend Chapter 22, Part 5, regarding inspections for streets and related stormwater facilities, and also amend Chapter 27, Parts 2 and 4, to provide a definition for churches and add churches as a permitted use in the General Commercial (G-C) zoning district.
- Christine asked whether allowing churches was a good use of land in G-C, since churches are permitted by right in a number of other zoning districts. Tom replied that a church already exists in the G-C district on Brookpark Circle (St. Paul's), which was allowed with pre-existing G-C zoning. Thus, this addition of churches to G-C should be regarded as "cleaning up" the ordinance to agree with what has already been allowed.
- Angelo expressed reservations about the street inspection part of the proposed amendment. Specifically, he believed it would be difficult to assess the compaction of the subbase, base, and wear courses during construction unless core drillings are taken, and also that single timepoint inspections would not be useful. He also questioned whether the township has the expertise for and wants to assume the potential liability of such inspections, rather than specifying the inspections must be performed by an appropriately certified third party.
- Jolene and Katie explained that some of the impetus for this amendment grew from an issue the township is now facing from a development whose streets were not constructed and maintained to township standards, as those streets were originally not intended to be dedicated. The new owner of the development, however, has vacated responsibility for infrastructure, and residents are pressing the township for infrastructure improvements and dedication, which would involve considerable expense.
- Members questioned whether the standards and inspections should be applied to private streets never intended for township dedication, especially to the extent of issuing a cease and desist order if the work is not brought into compliance.
- Voting was conducted separately for the two parts of the amendment. Motion by Katie Evans, seconded by Ryan Maxwell, to recommend the amendments to Chapter 22, Part 5, concerning inspections of

streets and related stormwater facilities. The motion failed with a vote of 2 in favor and 4 against. Some discussion about voting practices ensued as two of the “no” votes were originally intended to be abstentions.

- Motion by Curtis Barrick, seconded by Angelo Vieceli, to recommend approval of the amendments to Chapter 27, Parts 2 and 4, providing a definition for churches within East Buffalo Township and adding churches as a permitted use in the General Commercial zoning district. Motion passed without exception.

### **New Business: Possible Changes to the Solar Energy Ordinances**

- Members were provided with notes from a meeting on January 12<sup>th</sup> between the Supervisors and Tom Murphy, the PSATS Solar Education Advisor, to examine the township solar ordinance.
- Tom MacDonald emphasized that the purpose of bringing this to the Planning Commission was for members to look again at the solar ordinance and identify any recommended changes.
- As the January 12<sup>th</sup> meeting notes did not contain many action items, it was decided to table this issue to next month.

### **Announcements:**

- Township Manager Jolene Helwig reminded members to fill out the State Ethics filing for 2025 and provide the township office with a copy.

### **Adjournment:**

Motion by Ryan Maxwell, seconded by Christine Buffinton, to adjourn the meeting at 7:00 PM.

Submitted by Christine Buffinton, Secretary