

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
February 18, 2026

The meeting was called to order at 6:00 PM by vice-chair Angelo Vieceli.

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

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

Visitors: Kyle Gardner, Tim Turner, Diana Winett, Rob Winett

Hearing of Visitors: none

Approval of Minutes

- Motion by Katie Evans, seconded by Ryan Maxwell, to approve January 21, 2026, meeting minutes as distributed. Motion passed without exception, with Leslie Hosterman abstaining.

New Business: 44 Market LLC Lot Consolidation and Subdivision

- The property is located at 130 S. 13th Street, bordering Adams Avenue on the south side and 12th Street in back, in the R-2 zoning district.
- This plan proposes to consolidate lots 5, 6, 13, 14, and parts of lots 7 and 15, creating a single Lot 1 of 0.775 acres.
- Existing Lot 16 would add approximately 15' on the north side from existing Lot 15 to form new Lot 2 with 0.187 ac, 65' front width bordering 13th Street, and 125' depth.
- Existing Lot 8 would add approximately 15' on the north side from existing Lot 7 to form new Lot 3 with 0.187 ac, 65' front width bordering 12th Street, and 125' depth.
- Single-family dwellings in R-2 require a minimum lot size of 8,000 sq.ft. (0.184 ac), front yard width of 75', front yard setback of 25', side yard setback of 10', and rear yard setback of 20', except side and rear yards bordering other streets must meet the 25' setback.
- The Commission discussed whether provisions of §707 "Nonconforming Lots, Uses, Structures and Buildings" apply to the proposed new lots, specifically §707.1(a)(2). This section states that if lots with continuous frontage in single ownership are nonconforming, the land shall be considered to be an undivided parcel and no portion of the parcel shall be used or sold or no division made in a manner that diminishes compliance with lot width and/or area requirements.
- Since the plan proposes subdivision of nonconforming lots, the Commission wanted to seek legal advice before acting on the plan. Motion by Leslie Hosterman, seconded by Katie Evans, to table action on the plan pending clarification by counsel. Motion passed without exception.

Old Business: Possible Changes to the Solar Energy Ordinances

- Commission Members discussed ten suggestions for improving the existing solar energy ordinance as listed in a February 4th email from Supervisor Tom Zorn. These proposed changes were formulated at a January 12, 2026, township staff meeting discussing suggestions from their December 17, 2025, meeting with Tom Murphy, PSATS Solar Education Advisor.

- The Commission did not think turnaround zones needed to be increased beyond fire department rules (4) and also that increasing setbacks (currently 25' fence, 50' front, side, and rear panels, 100' from any solar component to the boundary of non-participating lands) would unnecessarily limit future installations (7). A Knox box was deemed unnecessary (8). Allowing up to 50% of the development area with Class I and II prime agricultural soils in A-P and A-R was deemed inconsistent with recent deliberations on preservation of prime agricultural land (10). Considering scrap value in decommissioning the facility was considered promising but with too many variables to codify in the ordinance (9). Numbers in parentheses refer to the listing in the February 4th memo.
- The following changes to the existing ordinance were considered favorable. Numbers refer to the listing in the February 4th memo.
 1. Decommissioning of the facility should be done to a depth of 36 inches. The existing ordinance has no depth specification.
 2. Warning and other signage should be placed every 50 feet. These are currently required at the base of all pad-mounted transformers and substations and on each side of the area utilized for facilities outside the required screening.
 3. Solar panels should be a maximum of 12 feet high with some limited exceptions for shared agricultural use including cattle raising and for parking canopies. The current maximum height is 10 feet.
 5. "USDA" should be placed before "NRCS Custom Soil Resource Report" in §509(c)(7).
 6. The maximum slope for ground-mounted solar should be 10%. The existing ordinance does not address ground slope.
- Motion by Katie Evans, seconded by Mary Beth Griffith, to recommend the changes listed above. Motion passed without exception.

Adjournment:

Motion by Katie Evans, seconded by Christine Buffinton, to adjourn the meeting at 6:37 PM.

Submitted by Christine Buffinton, Secretary