

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

The meeting was called to order at 6:00 PM by chair Curtis Barrick.

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) Thomas MacDonald

Visitors: Erin Brown, Kyle Gardner, Tina Prowant, Tim Turner.

Hearing of Visitors: none

Approval of Minutes

- Motion by Katie Evans, seconded by Ryan Maxwell, to approve February 18, 2026, meeting minutes as distributed. Motion passed without exception.

Old 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 31,250 sq.ft. or 0.717 ac.
- Existing Lot 16 would add approximately 25 ft. on the north side from existing Lot 15 to form new Lot 2 with 9,375 sq.ft. or 0.215 ac, 75 ft. front width bordering 13th Street, and 125 ft. depth.
- Existing Lot 8 would add approximately 25 ft. on the north side from existing Lot 7 to form new Lot 3 with 9,375 sq.ft. or 0.215 ac, 75 ft. front width bordering 12th Street, and 125 ft. depth.
- Tom MacDonald pointed out that some side setbacks of 10 ft. are missing from the plan.
- Curtis Barrick noted that overall increase in new impervious coverage would need to be less than 5,000 sq.ft. or a stormwater plan is necessary.
- Visitor Erin Brown, a neighbor of the potential new development, asked where the driveways to the two new homes would be located and whether all trees along Adams would be removed. She noted that all water from higher elevations in that part of Linntown either goes into her yard or into 130 S. 13th Street, forming a large pool on that property. Water does not flow down to Market Street because the ground rises before it dips to Market Street. She expressed concerns that water problems on her property will worsen if two homes are built along Adams between 12th and 13th Streets.
- Motion by Ryan Maxwell, seconded by Angelo Vieceli, to recommend acceptance of the plan contingent on addition of the 10-ft setbacks and a note that the overall increase in new impervious coverage cannot exceed 5,000 sq.ft. Motion passed without exception.

Other Discussion

- Katie Evans mentioned that she attended a PSATS webinar that morning, where supervisors were made aware that the state says we need more multi-family housing. She asked if anyone knew what percentage of the township is on well water.

Adjournment:

Motion by Katie Evans, seconded by Christine Buffinton, to adjourn the meeting at 6:20 PM.

Submitted by Christine Buffinton, Secretary