

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
May 20, 2026

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

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: Charles Axtman (Axtman Engineering, LLC)

Hearing of Visitors: none

Approval of Minutes

- Motion by Leslie Hosterman, seconded by Mary Beth Griffith, to approve the April 15, 2026, meeting minutes as distributed. Motion passed without exception, with Ryan Maxwell abstaining.

Old Business: Israel Wengerd Building Addition

- From the April 15th meeting minutes:
 - The property is located at 2707 Furnace Road, currently used as an Ag Business, residence, and farm. The 67.522 ac is in the A-P zoning district.
 - The plan proposes to construct a 24'x36' addition to an existing storage building, also adding a stabilized driveway, two parking spaces, and one handicap-accessible parking space.
 - Charlie Axtman noted that the plan includes a net zero change in impervious area, as the increase is balanced with 7,230 sq.ft. of stabilized driveway areas to be removed and converted to lawn. The plan includes no increase in peak rate or volume of stormwater runoff.
 - Mr. Axtman is requesting a waiver for water quality and recharge, based on the use of restoration to account for increase in impervious area.
- Tom MacDonald reported that the documentation by the applicant required by Chapter 26 §502(b) "that the increased flows from the site leaves the site in the same manner as the pre-development condition, and that there will be no adverse effects to properties along the path of flow(s), or that the increased flow(s) will reach a natural watercourse or an existing stormwater management structure before adversely affecting any property along the path of the flow(s)" has been submitted. This is required prior to granting of a waiver of §405 Release Rate Requirements and §406 Stormwater Management District Implementation Provisions.
- Motion by Ryan Maxwell, seconded by Leslie Hosterman, to recommend approval of the plan contingent on completing improvement guarantees and signature blocks. Motion passed without exception.

Other Discussion

- A data center meeting will be held at the Union County Government Center on June 4 from 6–8 PM.

Adjournment:

Motion by Katie Evans, seconded by Mary Beth Griffith, to adjourn the meeting at 6:13 PM.

Submitted by Christine Buffinton, Secretary