

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
August 19, 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, Angelo Viecei

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

**Visitors:** None

**Hearing of Visitors:** none

**Approval of Minutes**

- Motion by Katie Evans, seconded by Leslie Hosterman, to approve the June 17, 2026, meeting minutes as distributed. Motion passed without exception.

**New Business: Amended Data Centers and Data Center Accessory Uses Ordinance**

- The proposed ordinance amends language added with Ordinance 429, adopted November 24, 2025, which concerned "Cryptocurrency and Data Mining Operations." Definitions for Cryptocurrency Mining/Blockchain Transaction Processing, Cryptocurrency, Data Center, Data Center Accessory Use, and Server Farm are edited/added, and "Cryptocurrency Mining/Blockchain Transaction Processing" is now considered included in the "Data Center" use. §410.1(r) and §533 are titled "Data Center and Data Center Accessory Uses." Decommissioning was also added to §533.

Some discussion concerned making "Data Center and Data Center Accessory Uses" a conditional use in the Industrial Zone, as proposed by Tom MacDonald, instead of a use by right. Tom noted that most zoning ordinances across Pennsylvania consider data centers as a conditional use. Other questions concerned the exact safeguards enabled by conditional use and whether the same safeguards could be obtained by another way without conditional use.

- Members also questioned the proposed 300-ft setbacks from the boundaries of R-1, R-2, R-U, and sensitive receptors. Setbacks of 1,000 ft had also been mentioned. Angelo noted that there are ways for developers to appeal if regulations suggest exclusionary zoning. The current Industrial Zone ordinance requires a front setback of 60 ft and side and rear setbacks of 40 ft, or 50 ft from adjoining residential uses, while having no extra noise regulations for uses such as a warehouse with round-the-clock generators. Curtis calculated that a 3.5-ac property with square configuration, 60-ft front setback, and 100-ft side and rear setbacks would allow for a 1-ac building. A 100x100 ft building would require 1.8 ac under the same assumptions.
- Minimum lot size in the Industrial zone is 44,000 sq.ft. (1 ac = 43,560 sq.ft.) Members questioned whether there is an acre of land available in the Industrial zone.
- Motion by Angelo Viecei, seconded by Leslie Hosterman, to recommend approval of proposed amendment with two changes: (1) Make "Data Center and Data Center Accessory Uses" a conditional use in the Industrial zone instead of a use by right; and (2) Require 100-ft setbacks from R-1, R-2, R-U, and sensitive receptors. Motion passed without exception.

**Adjournment:**

Motion by Katie Evans, seconded by Christine Buffinton, to adjourn the meeting at 6:40 PM.

Submitted by Christine Buffinton, Secretary