EAST BUFFALO TOWNSHIP PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
September 16, 2026

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

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

Also present: East Buffalo Township Manager Jolene Helwig, Solicitor Jason Brudecki

Visitors: John Moran, Shayleen Moran

Hearing of Visitors: none

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Leslie Hosterman, to approve the August 19, 2026, meeting minutes as distributed. Motion passed without exception, with Ryan and Mary Beth abstaining.

New Business: Curative Zoning Amendment Regarding Corner Lots

- The logic for the proposed amendment was presented by John and Shayleen Moran, who own a corner lot with an undesired designation of front and side yards.
- The amendment adds language to the definition of "LOT, CORNER" in §201 allowing an applicant to "designate the appropriate side and front yards pertaining to the Corner Lot, subject to the approval of the Township Zoning Officer."
- The amendment also adds section §503.2 in Supplemental Regulations stating that "An applicant shall designate the appropriate side and front yards pertaining to the Corner Lot, subject to the approval of the Township Zoning Officer."
- Angelo asked whether this designation is permanent. Attorney Brudecki replied that if additions such as a pool have been made that take advantage of a designated setback, it cannot be changed.
- Motion by Christine Buffinton, seconded by Angelo Vieceli, to recommend approval of the curative amendment. Motion passed without exception.

Old Business: Zoning Ordinance Amendment for Data Center and Data Center Accessory Use

- Attorney Brudecki presented the recommendation to designate Data Center and Data Center Accessory Use as a Special Exception Use in the Industrial Zoning District, instead of a Conditional Use, as had been recommended by the Planning Commission at the previous meeting. Applications for a Special Exception Use are heard by the Zoning Hearing Board rather than the Board of Supervisors.
- Some concerns were expressed about the fact that the Zoning Hearing Board does not meet often, and is thus not accustomed to hearing cases, and has not had a full contingent of members in the past. Attorney Brudecki presented the advantage that it is a different entity from the Board of Supervisors and has its own attorney, and thus provides a different source of oversight.
- No vote was necessary on the change of designation.

Adjournment:

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

Submitted by Christine Buffinton, Secretary