

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
589 Fairground Road, Lewisburg, PA  
December 11, 2019

Chairman Jim Knight called the meeting to order at 6:00 PM.

Those present: Jon Allocca; Curtis Barrick; Christine Buffinton; Jim Knight; Andrew Misener; Ernie Romanini; and David Hines (CKCOG).

Visitors: See List

- Lori Cummings asked what in particular in the solar ordinance the Planning Commission would be discussing.
- Bob Gronlund wanted the Commission to summarize the solar ordinance.
- Rand Ludwig stated he would like the Planning Commission members to go over as much as possible concerning the solar ordinance.
- Tina Morris is concerned about solar on Abbey Lane and wondered if advance notice would be given if new plans were to be submitted.

Motion by Andrew Misener and seconded by Ernie Romanini to approve the November 13, 2019 meeting minutes as distributed.

Motion passed without exception.

Ken Estep, Mid-Penn Engineering, presented a sketch plan for a children's reading room with restroom addition to the Union County Library. He asked if requirements for a sewer planning module and stormwater agreement could be waived. The new addition is 1,144 square feet with a patio for a total of 1,644 square feet. The ordinance requires one (1) space per 200 square feet of usable building space. The architect approximated the usable space (with addition) as 15,600 square feet, requiring 80 parking spaces. The library currently has 92 parking spaces.

Makenzie Stover (CKCOG) Zoning Officer had emailed the Planning Commission Members with language concerning solar array maintenance to give a basis for enforcement:

*PSES owners are required to have all panels, structures and/or equipment in a undilapidated, none deteriorated and undamaged state. PSES will be required to mirror the original design and manufacture specification for each panel, structure and/or equipment during the lifetime of the PSES.*

Jim Knight had suggested modified language:

*PSES owners shall properly maintain all panels, structures, and equipment and shall repair or replace any damaged or visibly degraded components. Components shall be replaced in kind, or with equivalent parts or materials, consistent with the original design and manufacturer's specifications.*

David Hines (CKCOG), filling in for Makenzie, explained that the usual procedure of giving notice is based on a complaint, and any defects shall be corrected within 60 days of notification.

Motion by Jon Alloca seconded by Andrew Misener to add the modified language to the ordinance.

Motion passed without exception.

Further discussion concerned the proposed solar ordinance. These topics were discussed:

- David pointed out the permitted zoning districts as listed in 14.11.1.1. Discussion ensued about including the Bucknell University (BU) zoning district.
- David asked about the fence setback in 14.11.2.2.1, specifically whether the Commission wanted to keep the twenty-five (25) foot setback of fences from the property line. The 25-foot setback was confirmed.
- Andrew and Ernie asked about 14.11.2.6, the screening requirement. It was noted to be covered in section 505.2.

Motion by Curtis Barrick and seconded by Ernie Romanini to forward the solar ordinance to the supervisors.

Motion passed with four in favor and two opposed.

Motion by Christine Buffinton and seconded by Curtis Barrick to approve the East Buffalo Township Ordinance Changes for 2019 as listed by Makenzie.

Motion passed without exception.

Motion by Curtis Barrick and seconded by Jon Allocca to adjourn at 7:25 PM.

Submitted by Christine Buffinton, Secretary