

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
February 20, 2020

Chairman Curtis Barrick called the meeting to order at 6:05 PM.

Those present: Jon Allocca; Curtis Barrick; Christine Buffinton; Ernie Romanini; and Makenzie Stover (CKCOG).

Visitors: See List

- Jim Knight, EBT resident, asked the Planning Commission to offer direction about how, as a non-conforming use, the collapsed billboard on Route 15 should be handled?

Motion by Jon Allocca and seconded by Ernie Romanini to approve the January 15, 2020 meeting minutes as distributed.

Motion passed without exception.

Motion by Jon Allocca and seconded by Curtis Barrick to recommend approval of a waiver of Stormwater Management Ordinance Section 403.C.5 for the Union County Public Library. This section requires all recharge/infiltration facilities be designed to completely drain within 72 hours of reaching maximum capacity.

Motion passed without exception.

Motion by Jon Allocca and seconded by Ernie Romanini to recommend approval of a waiver for the Beagle Club Subdivision on Ridgeway Drive. The waiver is for Section 402.K.1.k requiring common driveways at the common boundary lot line with one half of the driveway on each lot when more than three lots abut a cul-de-sac. The recommended waiver is conditional on receiving a signed approval letter from the Township Engineer and updated plans from AECOM showing a 50-foot' width along the front street right-of-way for Lot#1.

Motion passed without exception.

Motion by Curtis Barrick and seconded by Christine Buffinton to recommend approval of a waiver for the Beagle Club Subdivision of the Stormwater Maintenance Agreement Section 503.B.17 requiring horizontal and vertical profiles of all open channels.

Motion passed without exception.

Motion by Ernie Romanini and seconded by Jon Allocca to recommend approval of the Beagle Club Subdivision contingent on the following items as listed in the February 19, 2020, memo from Makenzie Stover, (CKCOG) Zoning Officer:

- All signature blocks are fully executed;
- Zoning requirement on sheet 2 to represents accurate lot widths;
- Driveway Permit is obtained from the Township;
- Waiver is placed on coversheet;
- All Township Engineer comments are addressed;
- Update plans show changes to Lot 1 based on waiver of 402.K.1.k;
- Updated probable cost estimate for stormwater and E & S controls is included;

- Stormwater maintenance agreement is fully executed;
- Improvement guarantee agreement is fully executed.

Motion passed without exception.

Motion by Christine Buffinton and seconded by Jon Allocca to recommend a waiver for the Brown Poultry Barn land development plan of Section 403 of the Stormwater Management Ordinance concerning groundwater recharge capacity.

Motion passed without exception.

Motion by Christine Buffinton and seconded by Ernie Romanini to recommend approval of the Brown Poultry Barn land development plan contingent on the following items as listed in the February 19, 2020, memo from Makenzie Stover, (CKCOG) Zoning Officer:

- All signature blocks are fully executed;
- Landowner signs statement for stormwater permitted fixture;
- Waiver of SWMO 403 is placed on coversheet;
- Plan addresses all Township Engineer comments on stormwater components;
- Union County Conservation E & S and NPDES permits are approved;
- Updated probable cost estimates for stormwater and E & S controls are included;
- Stormwater maintenance agreement is fully executed;
- Improvement guarantee agreement is fully executed.

Makenzie Stover, (CKCOG) Zoning Officer, discussed potential zoning map changes with Planning Commission members. She supplied a map outlining potential localized changes of AP to AR; AR to AP; HC to R1; WP to HC. Planning member should study these potential changes for future discussion.

Motion by Curtis Barrick and seconded by Ernie Romanini to adjourn at 7:20 PM.

Submitted by Christine Buffinton, Secretary