

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
September 16, 2020

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romani, Angelo Vieceli, Warren Zimmerman, and Makenzie Stover (CKCOG). For East Buffalo Township: Jolene Helwig, Stacey Kifolo

**Visitors:** See List (8 at the township building, 8 on Zoom)

### **Hearing of Visitors**

Ryan Maxwell: Is attending with siblings Kim (3613 Smoketown) and Brad (1902 Pheasant Ridge). Ryan's address is 3835 Smoketown. He wants to address rumors that the family wants to put a housing development on their property. This is not true. The family wants to execute their mother's will and are unable to subdivide the land. Requests for a variance and zoning change specifically for minimal land size in A-P were denied.

Corinne Klose: Asked why are we looking at rezoning at all? EBT has higher taxes than surrounding areas and people choose to live here; she hopes the township won't screw it up.

Dave Hall: Has lived here for 36 years. Is worried about the future of the township and farmland. Has seen Berger, Fairfield, Westridge, Paris Meadows subdivisions in his time in the area. Zoning changes should not be undertaken when the township has so much land available for development. Should preserve the essential agricultural gifts.

Margaret Marr: Shares the aforementioned comments, doesn't understand the underlying problem or goal. Where did the map proposal come from? Worried about traffic on Pheasant Ridge. Asks what problem are we trying to solve? Is concerned about increasing residential development without increasing other infrastructure. Should create a livable and sustainable community.

Christine Shabanowitz: Lives in West Ridge and bought the property because of nearby farmland. Is very concerned about zoning for the Maxwell property. Why can't it just be transferred among family members?

Judith Marvin: Attended the supervisor's meeting on Monday. State considers ag lands a highest priority of zoning, the state wants rural way of life to stay rural. Urges commission to read her letter.

### **Approval of Minutes**

- Motion by Andrew Misener, seconded by Angelo Vieceli, to approve the August 19<sup>th</sup>, 2020, meeting minutes as distributed.
- Motion passed without exception.

### **Old Business: GC/HC Changes and Uses**

- Makenzie noted that little difference exists between H-C and G-C and asked for opinions from the commission on the combination of the two districts.
- All expressed support for combining H-C and G-C. Comments included looking at impervious coverage and minimum lot sizes, and that it might help to look at what already exists to determine lot sizes.
- Makenzie answered questions about rezoning of the “pork chop” to R-1. She thought that access from Beagle Club would not be a problem, as compared to the previous difficulty in getting HOP for access to the proposed Giant development from the state.
- Angelo asked for clarification of boundaries between H-C and residential area near the pork chop.
- Christine asked more questions about the possible W-P to R-1 change in the southeast corner of the township.
- Ernie had concerns about the strip clarification.
- These changes will be discussed at a future meeting.

### **Old Business: Sign Ordinance Amendment**

- Tabled until the October meeting.

### **New Business: Agricultural Preservation Survey/Mailer**

- Makenzie asked for input on the proposed survey.
- Christine: how would it be used? Should something like this be sent to abutters or near-abutters also?
- Curtis: asked not to show the map to the room because it is not currently under discussion.
- Andrew: does not see why we are proceeding down this road as we have no agreement yet.
- Angelo: would we include a draft of A-R in the questionnaire?
- Curtis: don't take away rights from farmers.
- Angelo: would A-P stay unchanged?
- Curtis: look at a rework of the A-R ordinance for next month.

### **Hearing of Visitors Part 2**

Jim Knight: Agrees with Curtis about reworking the A-R zoning district. Trailer parks have been mentioned, but schools, churches, etc., are in there also. Also look at county guidelines for A-P to be consistent.

Margaret Marr: Echoes JK's appreciation for the PC. Echoes Angelo's comment from last month about the comprehensive plan. Evaluation of A-R should be independent of that area. Also likes CB's comment about surveying abutters.

Rachel Fisher: Has a church in her backyard and the lights are on 24/7, which has changed the landscape. There can be other unintended consequences such as that to the rezoning under discussion. The Maxwell request seems reasonable, hopes something could be done that wouldn't involve changing the zoning.

Char Gray: The church lights should be looked at. They should go down in illumination after 10 pm.

Judith Marvin: Should let people know what the change will be so we have something specific.

Dave Hall: Will notification be sent to adjacent landowners? Also likes Marr's comment.

Rachel Fisher: How will buildings impact run-off in the region in question?

Judith Marvin: Why is W-P being considered for a change to R-1? It is in the flood plain and W-P would help with trees. Please consider keeping it W-P, is there an ideological reason?

### **Adjournment**

- Motion by Jon Allocca, seconded by Andrew Misener, to adjourn at 7:25 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary