

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

Chairman Curtis Barrick called the meeting to order at 6:02 PM.

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romanini, and Angelo Viecele. For East Buffalo Township: Jolene Helwig, Stacey Kifolo. For CKCOG: David Hines, Makenzie Stover.

**Visitors:** All remote. See List.

### Hearing of Visitors

**Christine Shabanowitz:** Is very concerned about the A-P ordinances under discussion and urges consideration of all factors.

**Judith Marvin:** Asked if commission received her letter. Concerned about the potential W-P to R-1 zoning change in the southeast corner of the township.

**Ron Ziemian:** Is a civil engineer residing on Country Road. Concerned because garbage dumping, not only clean fill, is now evident at the dump site (Brown) on Pheasant Ridge Road. Stacey urged contact of the County Conservation District.

**Marilyn Murphy:** Spoke with Farmer Brown that morning, who said fill from the chicken barn project is being dumped on his property.

### Approval of Minutes

- Motion by Angelo Vicieli, seconded by Jon Allocca, to approve the November 18, 2020, meeting minutes as distributed.
- Motion passed without exception.

### New Business: Flood Plain Ordinance

- David Hines presented a draft of the new flood plain ordinance. The ordinance has been reviewed by township council (Matson) and Union County Planning Commission (McLaughlin).
- The new ordinance contains two additions:
  - 1) Specifications for accessory structures, and
  - 2) Special requirements for storage of recreational vehicles.
- The ordinance wording comes from FEMA, so any wordsmithing is not recommended.
- Motion by Andrew Misener, seconded by Jon Allocca, to recommend approval of the ordinance.
- Motion passed without exception.

### **New Business: Bucknell Solar Sketch Plan**

- Chris Watts of Mid-Penn Engineering presented a sketch plan for an accessory solar energy system for Bucknell University.
- Plan area is approximately 6.5 - 7 acres. Plan includes enclosure fencing, gates, and access road. Will use an existing transformer near the golf course clubhouse; trenching is required from the new transformer to the existing transformer.
- Commission asked about trees abutting residential areas or collector roads and possible glare on Rt. 15.
- Makenzie as Zoning Officer will have a site meeting.
- Andrew asked whether the project was an accessory or principal use and mentioned not having a copy of the final solar ordinance.
- Victor Udo, Director of Campus Sustainability, expressed appreciation to the Commission for listening.

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

- Commission is reviewing the sign ordinance to ensure it agrees with a Supreme Court decision (**Reed v. Town of Gilbert, 2015**) that local sign ordinances must be content-neutral. Any regulations must apply uniformly to all signs, regardless of content. (**"Compelling government interests, such as pedestrian or vehicle safety, may still allow content-based sign regulations."**)
- Commission discussed using a fixed size across all zoning districts, rather than varying by the district. 20 sq.ft and 25 sq.ft were discussed. A standard for sign height was also mentioned.
- All agreed sign lighting is not desirable.
- A 5-day or 10-day removal time was suggested.
- Makenzie will discuss with Pete and return at the next meeting.

### **Old Business: A-P and A-R Zoning**

- Due to the lateness of the hour, Commission elected to postpone discussion to the January 2021 meeting.
- Christine Shabanowitz asked if the public can get a copy of the proposed ordinances. Makenzie will email.

### **Adjournment**

- Motion by Jon Allocca, seconded by Ernie Romanini, to adjourn at 7:29 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary