

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
January 21, 2021

Chairman Curtis Barrick called the meeting to order at 6:00 PM.

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

**Visitors:** Jim Knight, Melissa Lobos, Margaret Marr, Marilyn Murphy, Chris Shabanowitz

**Election of Officers:** The following were elected to positions for 2021:

Chair: Curtis Barrick  
Vice-Chair: Jon Allocca  
Secretary: Christine Buffinton

**Hearing of Visitors:** no comments.

**Approval of Minutes**

- Motion by Andrew Misener, seconded by Jon Allocca, to approve the December 16, 2020, meeting minutes as distributed.
- Motion passed without exception.

**New Business: Reiff Minor Subdivision Plan**

- Property is in the A-P district.
- The plan involves subdivision of 77.03 acre from a 132.53-acre tract, leaving a 55.50 acre residual.
- Motion by Ernie Romanini, seconded by Christine Buffinton, to recommend approval of the plan. Motion passed without exception.

**Old Business: A-P and A-R Zoning District Requirements**

- The Commission returned to discussion of permitted uses and restrictions. Makenzie reviewed currently permitted A-R uses and asked first about the 25-acre minimum as questioned previously in the A-P zone. Members discussed reasons for and against, and the minimum acreage for a productive agricultural operation.
- Commission members also considered the definition of agricultural husbandry, and whether this should be combined with the "agriculture" usage; the fact that residential use should be secondary to agriculture in the district, not the other way around; and the original 3-acre minimum for agriculture and animal husbandry. Members thought this was a mistake and tentatively proposed 35 acres for agriculture, 50 acres for animal husbandry operations, and 10 acres for farmettes.

- The commission also discussed limits on residential size, with the example of multiple 20-acre residences taking away too much land from agricultural uses.
- Other permitted uses and sizes were:
  - Riding stables: 10 ac
  - Kennels: 3 ac
  - Veterinary: 3 ac
  - Outdoor recreation: 5 ac
  - Churches: 3 ac, with further investigation.
  - B&B: proposed to not allow. Makenzie will investigate in which zoning districts they are permitted and look for supplemental regulations.
  - Boarding/rooming houses: Makenzie will also investigate.
  - Wireless: yes.
  - Public recreation: remove (included with outdoor recreation)
  - Indoor recreation: remove.
  - Schools: remove.
  - Agritourism/Agritainment: Commission discussed existing operations in the county as examples. The general opinion was to include these in A-P and A-R, although Makenzie will investigate and determine if some uses could be accessory.
- Makenzie will compile the recommendations to date.

### **Adjournment**

- Motion by Ernie Romanini, seconded by Warren Zimmerman, to adjourn at 7:30 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary