

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
March 17, 2021

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

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

Visitors: Ken Field, Caitlyn Hines, Chris Shabanowitz, Chris Watts, David Hall, Eric Scicchitano, James Knight, John Kelchner, Judith Marvin, Kathleen Evans, Margaret Marr, Marilyn Murphy, Mary Griffith, Mary Wyand, Phillip Foy, Victor Udo, Matt Farrand

Hearing of Visitors:

Ken Field: Expressed support for the solar project and said it will help meet sustainability goals, since Bucknell buys 10% of its energy on the open market.

Victor Udo: Supported Ken Field's comments and said the project is good sustainability for the community. Expressed appreciation for the PC diligence.

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Curtis Barrick, to approve the February 17, 2021, meeting minutes with the following changes: a CKCOG spelling correction, switching of wording for north and south regarding the addition of new planting areas at the Farmer's Market, and addition of the fact that the comment about the Bucknell co-generation plant was made by audience member Jim Knight.
- Motion passed without exception.

Old Business: ER Bison Solar Project

- Makenzie discussed each item in her review. She also described an approval letter from Citizen's Electric for utility net energy metering. The proposed gross annual export of the PV system of 2,235 MWh, which is 107% of Bucknell's aggregate 2018 consumption.
- The township engineer supports the request for stormwater waiver, based on the solar panels being mounted on driven posts with vegetation underneath.
- Discussion ensued on the question of accessory usage and net metering. Andrew asked why the year 2018 was chosen for comparison and whether the co-generation plant should be considered in the question of net metering. Caitlyn Hines of Encore reported that the cogeneration plant is under a different contract and the 110% rule is based on accounts being net metered against, and that net metering allows for comparison to the last three years. The year 2018 was deemed most relevant.
- Jon asked about the scenario of future solar installations on campus, which might then put total production over the 110% limit. Victor Udo (audience) commented that the cogeneration plant output could then be scaled back.

- Motion by Curtis Barrick, seconded by Angelo Vieceli, to recommend approval of the storm-water waiver. Motion passed without exception with Christine Buffinton abstaining due to employment conflict.
- Motion by Angelo Vieceli, seconded by Jon Allocca, to recommend approval of the plan contingent upon execution of the inspection agreement (Section 507.7.25), execution of the financial security agreement (Section 507.7.26), completion of owner blocks, and signature of the Union County Planning Director. Motion passed without exception with Christine Buffinton abstaining due to employment conflict.

Old Business: Sign Ordinance

- Commission discussed separate sign size limits for commercial and residential uses, expressed by proposed 504.12.C as “Non-Permanent Signs shall not exceed the size or area of permanent signs in the zoning district in which they are placed.” All were in favor of separate sign size limits, with 20 sq.ft. in commercial and 6 sq.ft. in residential.
- Limits for A-R, A-P, and W shall be the same as commercial.
- Motion by Jon Allocca, seconded by Warren Zimmerman, to recommend approval of the sign ordinance with the stated size limits. Motion passed without exception.

Old Business: A-P and A-R Zoning

- Commission postponed further discussion until the following month.
- Makenzie noted that Bed and Breakfast establishments are a particularly vague category.

Hearing of Visitors:

Margaret Marr: Mentioned that Rt. 15 and Furnace Road might be locales for larger signs, so perhaps there should be an exception for major arteries. Commission thought this might be a nuisance to neighbors.

Judith Marvin: Strongly recommended pollinator habitat under the solar panels.

Matt Farrand: Asked for clarification of the exact location of the proposed solar panels.

Meeting was adjourned at 7:19 p.m.

Submitted by Christine Buffinton, Secretary