

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

Chairman Curtis Barrick called the meeting to order at 6:10 PM.

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

Visitors: Kathleen Evans, David Hall, James Knight, Margaret Marr, Judith Marvin, Marilyn Murphy, Tina Prowant, Chris Shabanowitz

Hearing of Visitors:

Margaret Marr: Wanted to know who is on the Zoom session and to welcome new member Mary Beth Griffith.

Approval of Minutes

- Motion by Angelo Vieceli, seconded by Warren Zimmerman, to approve the March 17, 2021, meeting minutes.
- Motion passed without exception.

Old Business: Agricultural Preservation (A-P) and Agricultural Residential (A-R) Permitted Uses

- Commission reviewed the list provided by Makenzie of permitted uses previously discussed in the A-P and A-R zones. Commission had very few comments about the A-P zone except for a question by Christine about whether the sliding scale for subdivision would stay the same. It was confirmed that the sliding scale would stay the same.
- For the A-R zone, Angelo asked whether removing schools created a hardship for smaller schools associated with a religious group. Warren reported that such schools are often sited on existing farms with a 100-year lease. Makenzie will look into language for including these as an accessory use.
- Warren asked about regulations for ground-mounted solar panels in the A-R district. Makenzie reported that this would fall under jurisdiction of the new solar ordinance (Ordinance 395). In both A-P and A-R, the minimum lot size is 5 ac and the maximum is "50% of the tract of land not otherwise used for structures, driveways, parking lots or other similar uses, not to exceed 50 acres." Soil limitations also apply: "no more than twenty percent (20%) of the entire area for development shall consist of Class I and Class II prime agricultural soils as defined by the then current version of the NRCS Custom Soil Resource Report."
- Mary Beth asked about the prior conditional use for mobile home parks in A-R, which was removed in the latest discussion.
- Commission discussed requirements for Bed and Breakfast establishments in A-R. Section 403.1.F defines them as limited to four rooms; it was suggested this be moved to the definitions section of the Zoning book. Commission agreed on application of the existing

parking regulations, which are two spaces per room and one per employee. Differences between Bed and Breakfast and Rooming establishments were noted, with Rooming establishments having been eliminated from A-R in the most recent discussions.

- On the topic of Farmettes, the Commission was generally in favor of regulations associated with animal size, as in the Penn Township example provided by Makenzie. Commission will continue to work on specifics of the animal and lot size regulations. In lot size requirements, the word “tillable” should be added to omit acreage such as wetlands from the land under consideration. All agreed that 5 ac is a reasonable size for Farmettes.
- The Commission discussed proposed definitions of “Agritourism” (#4) and “Agritainment” (#5) in the circulated “EBT Ordinance Update Questionnaire.” Makenzie pointed out that current EBT zoning ordinances have no applicable category for what would fall under this Agritainment definition. Members were hesitant about the commercial nature of potential Agritainment uses and whether they should be permitted in A-R. Makenzie will obtain more information about Agritainment for a future discussion.
- The Commission briefly discussed the definitions of “Agricultural Operation (Animal Husbandry)” (#6) and “Agricultural Commercial Establishment” (#7), which are both updates to the existing ordinance definitions. Commission members should work on definitions #6-#9 for homework before the May meeting.

Hearing of Visitors: none

Meeting was adjourned at 7:27 p.m.

Submitted by Christine Buffinton, Secretary