

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

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, and Angelo Vieceli. For East Buffalo Township: Jolene Helwig. For CKCOG: Makenzie Stover.

**Visitors:** Kathleen Evans, Jim Knight, David Hall, Judith Marvin, Marilyn Murphy.

**Hearing of Visitors:**

**David Hall:** Stated that he enjoyed hearing the dialogue over past months about A-P and A-R zoning. Has concerns about the impact of potential rezoning on township infrastructure, utilities, water supply, and taxes. Asked if the Commission takes these into consideration at this point, or if the supervisors take these into consideration. Also asked how ag fits into the County Comprehensive Plan and how PC deliberations fit into the plan.

In ensuing discussion, Curtis emphasized that the Commission is just looking at permitted uses now. Makenzie followed up to say that the zoning ordinances needed “cleaning up” before any possible rezoning or survey distribution. David asked whether the survey would be sent only to residents of the affected districts. Makenzie answered yes, and David said he would like to see the survey distributed widely, ideally to the entire township. Curtis noted that much care will be put into the survey and is a reason for slowing the process at this point.

**Approval of Minutes**

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the May minutes with the addition of the May motion to not specify size limits on temporary signs in the Bucknell district.
- Motion passed without exception.

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

- Makenzie shared the supplemental regulations for Bed and Breakfast (B&B) establishments from Kelly Township. Commission members liked most features of the regulations except for the maximum overnight lodging limit of not more than 60 days for any guest in any calendar year. All agreed on increasing the limit from 60 days to 90 days.
- Commission discussed districts in which B&B establishments should be permitted and the size limits in each district, with particular focus on whether to permit in R2, RU, AP, and BU.
- Motion by Jon Allocca, seconded by Christine Buffinton, to:
  1. Permit B&B in WP, AP, and AR with a minimum size of 3 acres.
  2. Permit B&B in RU with a minimum size of 20,000 sq.ft.
  3. Permit B&B in GC and BU with a minimum size of 30,000 sq.ft.
- Commission briefly discussed the main topic for next month, definitions and requirements for agritourism and agritainment. Most favored using a single category. White Deer has requirements that may be considered.

**Hearing of Visitors:**

**Judith Marvin:** Asked why the Planning Commission does not communicate with Union County Planning Director Shawn McLaughlin when rewriting or adding regulations, instead of looking for regulations from other localities. Makenzie clarified that she has frequent meetings with Shawn and follows his direction to search other municipalities for similar ordinances. Judy also mentioned that Shawn was the source of the agritourism document for Lancaster County, which has a long list of definitions relating to agritourism and agritainment.

**Meeting was adjourned at 7:20 p.m.**

Submitted by Christine Buffinton, Secretary