

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
September 15, 2021

Chairman Curtis Barrick called the meeting to order at 6:16 PM.

Attendance: Jon Allocca, Curtis Barrick, Christine Buffinton, Mary Beth Griffith, and Andrew Misener, and Angelo Vieceli. For East Buffalo Township: Jolene Helwig, Gayle Boudman. For CKCOG: Makenzie Stover

Visitors: David Hall, Jim Knight, Judith Marvin, Marilyn Murphy

Hearing of Visitors on Agenda Items: None

Approval of Minutes

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the August minutes.
- Motion passed without exception, with Andrew Misener abstaining.

Old Business: Discussion of Farnettes

- Commission continued discussion based on the (White Deer? Penn Township?) example, specifically with regard to acreage
- Christine asked whether quality of land should be a factor, specifically with the words such as “tillable” or “pasturable.” Makenzie will check with Union County Conservation for their definitions.
- Mary Beth asked about regulations for rabbits. It was determined that these would either be housed indoors or in an enclosed outdoor building, so specific acreage does not need to be specified in the regulations.
- Commission referred to the April meeting minutes, where 5 acres was agreed upon as a minimum size for farnettes.
- Motion by Curtis Barrick, seconded by Angelo Vieceli, to adopt these regulations as in the example provided (see attachment): IA, IB, IC with 2 acres changed to 5 acres, ID changed to “No more than 5 hooved, 4-legged animals and 50 birds shall be permitted except 1 hooved animal shall be permitted for each acre in excess of 5 acres,” IE, IF.
- Motion passed without exception.

Old Business: Discussion of Agritourism

- Commission discussed whether wedding venues should be included, with no definitive conclusion.
- Commission discussed wineries, breweries, and distilleries. Andrew mentioned the case of a landowner growing corn but putting up a wine stand. Commission concluded that wineries, distilleries, and breweries should be removed from the supplemental regulations and permitted by right, with specific rules to be written later.
- Commission discussed whether a sketch plan is enough if the development is more than 5,000 ft², since other regulations such as stormwater would apply at that size.
- Curtis asked if the marijuana growing regulations should be reconsidered, wondering how it differs from large indoor greenhouses.

- Commission discussed in general how regulations on selling only products grown onsite can be enforced. For example, shortbread baked to accompany strawberries requires sugar (sugar cane) and wheat. Almost no sales would be permitted if regulations were very strict.
- Motion by Angelo Vieceli, seconded by Jon Alloca, to approve the examples provided (see attachment) except wineries and bed and breakfast establishments, and specifically including that a sketch plan is required in all cases.
- Motion passed without exception.

Hearing of Visitors

- David Hall asked whether the EBT Planning Commission has regular contact with the Union County Planning Commission to discuss farmettes, and whether other municipalities in Union County specifically mention farmettes in their zoning ordinances.
- Makenzie stated that White Deer and Kelly Townships include farmettes in their ordinances.
- David Hall mentioned that chickens are allowed in the A-P zoning district and asked whether R-1 and R-2 allow chickens. Makenzie noted that 10 acres are required in R-1 to allow chickens on the property, with other restrictions on number of animals and setbacks.

Meeting was adjourned at 7:45 p.m.

Submitted by Christine Buffinton, Secretary

1. The raising of livestock and/or poultry for personal use provided for in the District Regulations shall be subject to the following:

- A. Livestock shall include both domesticated and wildlife animals that are 4 legged and hoofed.
- B. Poultry shall include both domesticated and wildlife birds.
- C. The minimum lot or parcel size shall be ~~5~~ 5 acres.
- D. No more than ~~10~~ 5 hoofed 4 legged animals and 50 birds shall be permitted except 1 hoofed animal shall be permitted for each acre in excess of ~~10~~ 5 acres. ~~with a maximum of 10 hoofed animals.~~
- E. The boarding or breeding of livestock and poultry shall be for the personal use and consumption of the occupiers of the lot or tract of land upon which the same shall occur.
- F. The raising of livestock and poultry other than for purposes and in the manner and quantity set forth in this section shall be an agricultural use and shall comply with the applicable provisions of this Ordinance.

Supplemental Regulations:

- Examples of Types of Agritourism include: Permitted by Right /Accessory Uses
 - Farm Markets/Roadside Stands
 - U-pick operations
 - Ice cream/bakery facilities
 - Christmas tree farm/cut your own
 - Wineries and winery tours and tastings
 - Local products retail operations (local crafts, food products)
 - Corn mazes (with educational/interpretation)
 - Farm-related interpretive facilities and exhibits
 - Agriculturally related educational and learning experiences
 - Agriculturally related events / fairs / festivals
 - On site farm, garden, nursery tours
 - Walking and bicycling tours and trails
 - Farms stays
 - Bed and breakfast establishments
 - Recreation related operations (outfitters/cross country skiing/fishing and hunting facilities/bird watching)
 - Horseback riding
- Farm must be an existing and operating working farm.
- Agritourism operation must be incidental to and directly supportive of the agricultural use of the property and will not have significant impacts on the agricultural viability or rural character of neighboring properties.
- Permanent farm structures shall meet the requirements for other farm related businesses in the district.
- Agritourism Operator is required to provide proof that all required governmental permits and licenses have been obtained for proposed agritourism enterprises.
- Requirement of a **sketch plan/land development plan** identifying the location and dimensions of all structures, parking areas, existing and proposed driveways, parking and vehicular turning areas, sanitary facilities, areas where visitors will be permitted and restricted, and landscaping if required to buffer adjacent properties.
- Adequate off-street parking is provided, parking areas and driveways are treated as necessary to control dust and parking areas are screened from neighboring properties.
- No vehicles may be parked on adjacent shoulders of roads.
- Must provide adequate parking. _____