

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
589 Fairground Road, Lewisburg, PA  
September 18, 2019

Chairman Jim Knight called the meeting to order at 6:00 PM.

Those present: Jon Allocca, Curtis Barrick, Christine Buffinton, Jim Knight, Andrew Misener, Jim Murphy, Ernie Romanini, and Makenzie Stover (CKCOG).

Visitors: See List

### **HEARING OF VISITORS**

- Lori Cummings asked if anyone on the Planning Commission has a conflict of interest with the Bucknell solar plan. Curtis replied that since the township is small, periodic conflicts with various issues brought to the Planning Commission arise, but those with conflicts abstain from voting on those issues.
- Stephanie Snyder asked about the commission's concerns with the solar plan.
- Judith Marvin asked whether there are other locations on the Bucknell campus for solar panel installation, such as on roofs of academic buildings and dorms and over parking lots. She was also concerned about losses to the "picturesque" nature of the township and goals of the Comprehensive Plan.
- Tracey Noblette mentioned support for J. Marvin's comments.

### **APPROVAL OF MINUTES**

Andrew Misener would like issues of visibility of solar panels from Abbey Lane and Smoketown Road and glare from supports added to the recording of discussion items on the Bucknell – ER Bison Solar Project.

Motion by Jim Murphy and seconded by Andrew Misener to approve the August 21, 2019 meeting minutes with the proposed additions.

Motion passed without exception.

### **NEW BUSINESS: Bucknell – ER Bison Solar Project extension**

An extension was requested (letter dated September 13) due to the fact that the date of receipt of comments from the township engineer did not allow time to address the comments before the current (September 18<sup>th</sup>) meeting. Discussing the plan at the October 16<sup>th</sup> meeting would require supervisors' action at their Nov. 12<sup>th</sup> meeting, while the 90-day clock expires on November 5<sup>th</sup>.

Motion by Andrew Misener and seconded by Jon Allocca to recommend the extension.

Motion passed with 4 in favor, 1 opposed (Murphy), and 2 abstaining (Buffinton, Knight).

### **NEW BUSINESS: True Story LLC Hotel Project**

Curtis noted support for the waiver to allow use of 10-in diameter pipes to connect building downspouts to the stormwater collection/conveyance system.

Bud Schenck (Mid-Penn Engineering) noted that since the site does not abut residential property, comment #3 on the CKCOG review does not apply. Regarding comment #4, the flexible redevelopment ordinance requires ornamental street lighting at the time of development on both sides of the street, but the street is already developed and all other streets in the flexible development area have lighting on only one side.

Motion by Jon Allocca and seconded by Jim Murphy to recommend approval of the plan contingent on adding a note for landscape screening at 42-in above finished grade at time of planting, NPDES permit, E&S plan, and execution of stormwater maintenance and improvements guarantee agreements.

Motion passed without exception.

**NEW BUSINESS: Health Care Facilities in the Industrial zone**

Discussion concerned overlap with flood plain regulations and use of industrial land.

Motion by Curtis Barrick and seconded by Andrew Misener to eliminate health care facilities as a permitted use in the industrial zone.

Motion passed without exception.

**NEW BUSINESS: Group Home Supplemental Regulations**

Makenzie provided an example of supplemental regulations for group homes.

Motion by Curtis Barrick and seconded by Jim Murphy to include these in East Buffalo Township as supplemental regulations.

Motion passed without exception.

Members should study the proposed meeting dates for 2020, as the township would like to publish these by December.

**ADJOURNMENT**

Motion by Jim Murphy and seconded by Andrew Misener to adjourn at 7:05 PM.

Submitted by Christine Buffinton, Secretary