

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
April 15, 2020

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

**Attendance:** Jon Allocca, Curtis Barrick, Christine Buffinton, Andrew Misener, Ernie Romanini, and Makenzie Stover (CKCOG). For East Buffalo Township: Jolene Helwig, Stacey Kifolo

**Hearing of Visitors (See List)**

- Jim Knight, EBT resident, asked about the restrictive requirements for keeping backyard chickens in R-1 (§404.1.I).

**Approval of Minutes**

- Motion by Jon Allocca, seconded by Ernie Romanini, to approve the February 19, 2020 meeting minutes as distributed.
- Motion passed without exception. Andrew Misener abstained.

**Creative Landscapes Minor Land Development Plan**

- It was noted that the packed parking surfacing had already been approved.
- Motion by Jon Allocca seconded by Christine Buffinton, to recommend approval.
- Motion passed without exception.

**Miller Center Lot Consolidation**

- Involves consolidation of parcels 002-036-142.20000, -142.30000, -153.0000 for a combined gross lot area of 13.64 acres.
- Motion by Ernie Romanini, seconded by Christine Buffinton, to recommend approval.
- Motion passed without exception.

**Miller Center Land Development Plan**

- The plan is for an accessory parking lot. The purpose is event overflow for the Miller Center and close parking for members.
- The lot is elevated by 4 – 5 ft from 15<sup>th</sup> Street.
- The proposed lot adds 260 parking places, for a total of 510 when combined with existing Miller Center availability.
- The hospital is in discussion with four residential owners out to Rt. 45.
  - Justin Ross (Livic) reported that the parking lot could be squared off when the residential lots along 15<sup>th</sup> Street are purchased.
- Concerns were expressed about the private Alley Way being used as a cut-through to the Miller Center and Giant
  - Should all of Alley Way be widened?
  - Flexible redevelopment district requires a minimum 22-ft cartway.
  - New width of the wetlands bridge is 28 ft.
  - The hotel shows a 2-ft widening and curb on the north side of Alley Way.
- Concerns were expressed about egress through the hotel.
  - A private drive requires 20-ft minimum width.
  - Existing pavement width is 25 ft.
- Commission questioned the maintenance agreement on Alley Way

- The previous owner was the Miller Center, but is now taken over by Evangelical Community Hospital (ECH).
- The first part of Alley Way is on hotel property, so maintenance needs clarification and an agreement.
- Commission asked about code enforcement after consolidation.
- Motion by Ernie Romanini, seconded by Jon Allocca, to recommend approval of the land development plan subject to receipt/approval of the following:
  - NPDES permit;
  - E&S approval from Union County;
  - Additional lighting and landscaping information;
  - Stormwater maintenance and improvements guarantee agreements;
  - Reference of the access easement;
  - Execution of all signature blocks;
  - Inclusion of existing and proposed grades on profiles (reference engineer's letter 4/13/20);
  - Signed Limestone Acknowledgement Certificate (reference engineer's letter 4/13/20).
- Motion passed without exception.

### **Adjournment**

- Motion by Jon Allocca, seconded by Andrew Misener, to adjourn at 6:56 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary