

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

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

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

Visitors: See List

Approval of Minutes

- Motion by Jon Allocca, seconded by Andrew Misener, to approve the April 15th, 2020, meeting minutes as distributed.
- Motion passed without exception. Angelo Vieceli abstained.

Discussion of Possible Zoning Changes

- Makenzie presented a township map showing five suggested changes:
 - 1) Woodland Preservation (W-P) area in the southeastern corner of the township changed in part to Highway Commercial (H-C) (bordering Rt. 15) and in part to Low-Density Residential (R-1).
 - 2) H-C area on the west side of Rt. 15, bordered by Beagle Club Road to the south and Fox Hollow development to the west, changed to R-1.
 - 3) Industrial (I-1) area, flexible redevelopment, bordered by the Rail Trail to the south, N. 15th Street to the west, St. Mary Street to the north, and Rt. 15 to the east changed to General Commercial (G-C).
 - 4) An area of Agricultural Residential (A-R) at the western border of the township, extending to the north-south extents of the contiguous zoning district and bordered on the east by Iron Cave Lane, changed to Agricultural Preservation (A-P).
 - 5) Areas of A-P north of Pheasant Ridge Road changed to A-R.
- Questions were raised about the effects of (5) on Pennsylvania agricultural security and Pennsylvania agricultural conservation easement areas within this region.
- Commission members also examined the list of additional uses that would be permitted with the change described in (5) above: riding stables, kennels, veterinary hospitals, outdoor recreation, churches, single family homes, bed and breakfast establishments, public/private schools, and mobile home parks (conditional).
- Commission members noted that animal husbandry and concentrated animal feeding operations might now be permitted on 3 acres with the change described in (5) above.
- Commission thought that changes (1)-(4) were mostly straightforward, but (5) requires further discussion. A shared Google document or other sharing means was suggested for members to contribute pros and cons.

Comments from Visitors

- Regarding proposed zoning change (1), Jim Knight suggested that the H-C district could be extended on both sides of Rt. 15 up to McRae Lane.
- David Hall addressed proposed change (5). He asked whether there is something that needs to be fixed, noted that 80-90% of the land there is actively farmed, wondered if the change would impede farming, and noted that no farming hardship is currently displayed.
- Marilyn Murphy thought the Commission should “think long and hard” before recommending the change in (5).
- Melissa Lobos referenced clients who want to “do things with their land” and recommended prioritizing “form over substance.”

Adjournment

- Motion by Jon Allocca, seconded by Angelo Vieceli, to adjourn at 6:50 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary