

EAST BUFFALO TOWNSHIP
PLANNING COMMISSION
589 Fairground Road, Lewisburg, PA
October 21, 2020

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

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

Visitors: See List (3 at the township building, 7 remote)

Hearing of Visitors

David Hall: Is attending to listen and voice concern about the township direction.

David Hafer: Concerned about potential rezoning in the southeast corner of the township. It is in the flood zone so why change to R-1? Makenzie and Curtis commented that there is no intent to encourage development in that area.

Judith Marvin: Expressed concern about the A-P to A-R rezoning. Thought planners should take resiliency into account. How do the community and environment go together and be resilient in the face of disaster?

Margaret Marr: Expressed concern about the dump on Pheasant Ridge Road, which seems to function like a commercial operation. Trucks leave at 5 am via Pheasant Ridge and come in via Old Schoolhouse. It is also an eyesore.

Christine Shabanowitz: Lives in Westridge across from the 500 acres under discussion and is concerned about it being 5% of the total township land. Has seen 250-300 acres developed since the past census. Recommends also consulting the county municipal plan.

Approval of Minutes

- Motion by Jon Allocca, seconded by Angelo Vieceli, to approve the September 16th, 2020, meeting minutes as distributed.
- Motion passed without exception.

Old Business: Temporary Sign Ordinance

- Christine expressed concern about the loss of any enforcement capability if “temporary” is removed. Angelo asked if we are inviting another problem in attempting to eliminate the enforcement nuisance.
- Ernie asked how we would know when the sign was erected, since a permit is not required, and is also not in favor of illumination.
- Makenzie will talk to Pete and try to incorporate some of the comments and bring this back to the commission next month.

New Business: Proposed ordinance including health care facilities amendments

- Andrew asked about the vague language for group homes, particularly item #1. Commission discussed other possible language.
- The convalescent category was reviewed, with Andrew noting that hospice facilities are personal care facilities.
- Motion by Ernie Romanini, seconded by Christine Buffinton, to recommend approval of Sections 1 to 7 and Sections 10 to 14 of the proposed amendments to Chapter 27 of the Code of Ordinances of East Buffalo Township. Motion passed without exception.

New Business: A-P zoning

- Commission discussed the appropriateness of mining in A-P. All agreed it should be removed and permitted in W-P.
- Commission discussed Margaret Marr's comment on the dumping area on Pheasant Ridge Road. Stacey noted this is a recycled compost area rented from Farmer Brown and DEP approved. Brown is also having fill brought in. The operation is overseen by the County Conservation District. Andrew mentioned that some material looks like construction fill. Ernie mentioned another dump site off Furnace Road.
- Christine asked about the consideration to reduce minimum lot size in the A-P zone to 25 acres, and the content of a letter from the county planning commission to EBT regarding a proposal to reduce the size to 25 ac. Warren mentioned that as farms get more expensive, farmers may need smaller lots.
- Section 8 of the proposed ordinance removes indoor recreation from W-P, A-P, and A-R.
- Angelo asked about the inclusion of agritourism. Makenzie recommended using Perry County as a model for this.
- Inclusion of Forestry was discussed, for example, Christmas tree sales. Curtis noted that a tree farmer may have a nursery on the side.
- Commission discussed the differences between public recreation and light recreation and favored eliminating light recreation.

New Business: A-R Zoning

- Commission discussed the differences between public recreation and outdoor recreation. Angelo gave typical sizes of fields for baseball, softball, field hockey, soccer, football, and lacrosse. Commission recommended keeping outdoor recreation and removing public recreation. Makenzie will also get information to Commission about this.
- Much discussion ensued on Agricultural Business. Commission decided to bypass final decisions for the evening and move on.
- Minimum residential acreage was discussed, and 3 acres was deemed appropriate.
- Commission agreed to remove planned residential developments.
- Other permitted uses and minimum lot sizes were discussed individually:
 - Bed and Breakfast: 3-acre minimum deemed acceptable.
 - Boarding kennels: 3-acre minimum deemed acceptable.

- Mobile home parks: Makenzie noted that this issue is currently before the supervisors. It is recommended for R-2 since this zoning district allows multi-family dwellings.
- Model homes: Much discussion ensued, and these will be added to the district.
- Schools: remove from A-R.
- Churches: large churches should not be allowed, but something like “rural churches” should be. Makenzie will research language and report next month.
- Discussion will be continued at the November meeting.

Adjournment

- Motion by Andrew Misener, seconded by Ernie Romanini, to adjourn at 8:15 p.m.
- Motion passed without exception.

Submitted by Christine Buffinton, Secretary