

EAST BUFFALO TOWNSHIP  
PLANNING COMMISSION  
589 Fairground Road, Lewisburg, PA  
February 17, 2021

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

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

**Visitors:** Andrew Stuhl, Caitlyn Hines, Chris Watts, Gene Kreamer, Gerald Stauffer, Heidi Hall, Jim Knight, Judith Marvin, Ken Field, Marilyn Murphy, Chris Shabanowitz, Mary Wyand, Michael Thomas, Phillip Foy, Trever, Victor Udo

**Hearing of Visitors:**

**Andrew Stuhl** (301 S. 19<sup>th</sup> Street, Lewisburg): Commenting as Assoc. Prof. Environmental Studies, future department chair. Cited benefits to students, department, across the university.

**Victor Udo:** supported the solar project as very good for the community, students, and the environment.

**Approval of Minutes**

- Motion by Ernie Romanini, seconded by Jon Allocca, to approve the February 17, 2021, meeting minutes as distributed.
- Motion passed without exception.

**New Business: ER Bison Solar Project**

- Chris Watts of Mid Penn Engineering presented the design. The existing site is currently used mainly for stockpiling construction materials and storage trailers. A duct bank is necessary to connect the new and existing transformers. The duct bank will avoid trees, stabilized areas, tee boxes, and buildings.
- Plan requires E&S, NPDES, and Citizen's Electric approvals.
- Nine other items noted in the CKCOG letter of February 17, 2021, need to be addressed.
- Encore representatives Caitlyn Hines and Phillip Foy confirmed that contractors would be brought on board in April and May, with completion planned in 3-4 months.
- Makenzie went through the comments in her assessment.
- The township engineer thinks no stormwater maintenance agreement is needed so a waiver should be placed on the plan.
- Commission members asked about glare. Makenzie does not believe a study is needed if coating details are included with the plan.
- Andrew asked whether this is a primary or accessory use. Makenzie stated that it meets the definition of accessory use. Audience member Jim Knight said that the Bucknell co-

generation plant has not been expanded since 1998. Net metering was discussed and the use of offset limits.

- Generation and usage details will be provided next month.
- Motion by Jon Allocca, seconded by Ernie Romanini, to table the discussion to next month to answer questions raised in CKCOG's letter of February 17, 2021, and to obtain answers to the net metering questions. Motion passed without exception.

### **New Business: Lewisburg Farmer's Market Minor Land Development**

- Michael Thomas of Meck-Tech Inc. presented the plan for two pavilion structures for vendor coverage.
- Mr. Thomas noted the excess parking available, with 541 spaces available compared with 266 required.
- Traffic is not expected to increase as a result of the two structures.
- Existing parking surface is considered impervious so pavilions will not increase impervious coverage.
- Commission suggested that the planting areas on the south side be also done at the end of the aisles on the north side. This will limit entry from and exit to Fairground Road not at aisle locations. Plantings will be at grade, not involve RR ties, and not be in the Penn Dot right-of-way.
- Commission discussed emergency vehicle access, which was deemed sufficient.
- Commission unanimously recommended the following:
  - Waiver of Traffic Impact Study (Section 402.2.A.5): motion by Ernie Romanini and second by Christine Buffinton.
  - Waiver of Limited Number of Driveways restriction (Section 402.7.C.5.c): motion by Jon Allocca and second by Christine Buffinton.
  - Waiver of Curbing Between Driveways requirement (402.7.C.6.b.15), with note regarding addition of grass: motion by Ernie Romanini and second by Christine Buffinton.
  - Waiver of Line Striping requirement (Section 705.B.2): motion by Andrew Misener and second by Ernie Romanini.
- Motion by Ernie Romanini, seconded by Jon Allocca, to recommend approval of the plan contingent on the developer addressing items 4, 6, 7, and 8 in the February 17, 2021, CKOG review, specifically:
  4. Provide existing and proposed building coverage to the plan
  6. Complete Ownership Block
  7. Change Plan name to Final Land Development
  8. Change Waiver request number on the coversheet: Waiver of Section 402.2.A.5 (Traffic Impact Study)

Motion passed without exception.

**Hearing of Visitors: No comments**

**Meeting was adjourned at 7:25 p.m.**

Submitted by Christine Buffinton, Secretary