

Buffalo Township Planning Commission  
JULY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on July 31, 2023 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:

Chairman Douglas Hovey  
Vice Chairman John Zechman  
Alan Ard  
James Brubaker  
Gerald Franzen  
John David Martin  
Kenneth Mitstifer  
William Seigel  
Mark Wehr  
Tammy Wagner, Secretary

Guests:

Charles Axtman  
Kevin Baker  
Elvin Stoltzfus  
Gene Kreamer  
William Baker

Chairman, Douglas Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.

James Brubaker made a motion seconded by Gerald Franzen to accept the Minutes from June 26, 2023.

**ZONING REPORT**

**June 2023 Zoning Administrator Report:**

-2 Applications & Fees were collected                      - 4 Approvals were granted  
-Total YTD Fees Collected: \$15495.29                      -Total YTD Expenses: \$7512.57

**SUBDIVISION AND LAND DEVELOPMENT:**

- a. The following projects will be monitored for stormwater improvements:
  - Timothy N. Turner, 5 lot Subd., Church Rd.*
  - *Family Trust of Styllianos Nikolaos & Georgeanne Xagorararkis, Buffalo Creek Rd*
  - A+ Office Outlet Land Development, Old Turnpike Rd.*
  
- b. **Brian D & Ashley Haggy Ag. Business Land Development**, 724 Swartz Rd., Rural Residential District, 7,000 ft<sup>2</sup> new building & 68,000 ft<sup>2</sup> new impervious cover.  
Plan Filed:    October 17, 2022  
90 Day Clock Started:                              October 24, 2022  
90 Day Deadline:                                      January 22, 2023  
**Conditional approval deadline has expired. The applicant will re-apply when ready to proceed.**
  
- c. **Mark Bender Land Development** (Two 63 x 500 ft. Poultry Barns), 1630 Church Rd., Agricultural Preservation Districts for Buffalo (BT) and West Buffalo (WBT) Townships.  
Plan Filed:    April 7, 2023  
90 Day Clock Started:                              April 24, 2023  
90 Day Deadline:                                      July 23, 2023  
**James Brubaker made a motion seconded by Alan Ard for conditional approval pending all needed agreements. Motion carried unanimously.**
  
- d. **Fannie J. Mast Irrevocable Trust, Two lot add-on Subdivision, 3.97 and 1.2 acres, Swartz Rd., Rural Residential District**  
Plan Filed:    May 22, 2023  
90 Day Clock Started:                              June 21, 2023  
90 Day Deadline:                                      Sept 19, 2023  
**Plan approved at June meeting, plans signed, file closed.**

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- e. **Kuhns Bros. Lumber Co. Minor Subdivision, 5 acre tract divided into lot #4 (24.874 acres), lot #5 (5.003 acres), lot #6 (5.900 acres add-on) and lot #1 (17.565 residual), Swartz Rd., Commercial Manufacturing District**

Plan Filed: May 30, 2023

90 Day Clock Started: June 26, 2023

90 Day Deadline: Sept 24, 2023

**Conditional approval granted June 26<sup>th</sup> pending resolution of lot #4 non-building declaration - not yet resolved.**

- f. **Fairfield Prospects Corp (Pik Rite), Land Development, 12,000 ft<sup>2</sup> Building Addition, 60 Pik Rite Lane, Commercial Manufacturing District**

Plan Filed: May 30, 2023

90 Day Clock Started: June 26, 2023

90 Day Deadline: Sept. 24, 2023

**William Seigel made a motion seconded by Alan Ard to approve waivers as proposed by Engineer, Brian Schultz. Motion carried unanimously.**

**John David Martin made a motion seconded by Alan Ard to grant Fairfield Prospects Corp approval conditional to a maintenance agreement and certificate of ownership. Motion carried unanimously.**

- g. **The Baker Irrevocable Trust, One lot Minor Subdivision, 1.25 acres, Stahl Lane., Agricultural Preservation District**

Plan Filed: July 5, 2023

90 Day Clock Started: July 31, 2023

90 Day Deadline: Oct 29, 2023

**James Brubaker made a motion seconded by John Zechman to approve the One lot Minor Subdivision for the Baker Irrevocable Trust. Motion carried.**

- h. **Wildwood Rustics 7000 ft<sup>2</sup> Building Addition & Storage Yard, 212 Turkey Run Rd., Agricultural Preservation District**

Plan Filed: July 12, 2023

90 Day Clock Started: July 31, 2023

90 Day Deadline: Oct 29, 2023

**No motion needed.**

**OLD BUSINESS**

- a. Meeting dates for 2023:

**Jan 30 Feb 27 Mar 27 Apr 24 May 22 (4<sup>th</sup> Mon) Jun 26 Jul 31 Aug 28 Sep 25 Oct 23 (4<sup>th</sup> Mon)  
Nov 20 (4<sup>th</sup> Mon) Dec - N/A**

- b. **Rail trail concerns-Authority Meeting Update**

Bill Seigel and Alan Ard reported that there was good communication with the Authority with progress for improving the trail, including brush cutting, expanding mowed edges at intersections, installation of signs and enforcement of required permits for groups of 25 or more. An invitational letter is being sent to property owners adjacent to the trail for a meeting on August 31<sup>st</sup> at the Mifflinburg Park.

**NEW BUSINESS**

- a. Citizen's Electric Request

More definitive information will be requested by the Solicitor prior to any decision by the Commission.

**Mark Wehr made a motion seconded by John David Martin to adjourn the meeting. Motion passed unanimously.**

Respectfully Submitted,

Tammy Wagner  
Planning Commission Secretary