

Buffalo Township Planning Commission
AUGUST MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on August 28, 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
Kenneth Mitstifer
William Seigel
Tammy Wagner, Secretary

Absent:

Mark Wehr
John David Martin

Guests:

Charles Axtman
Alan Wagner
Gavin Enders
Elvin Zimmerman
Mark Wenger

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 John Zechman to accept the Minutes from July 31, 2023.

ZONING REPORT:

July 2023 Zoning Administrator Report:

-7 Applications & Fees were collected - 7 Approvals were granted
-Total YTD Fees Collected: \$17565.29 -Total YTD Expenses: \$8788.57

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. 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

Waiting for CAFO permit. No action required.

c. Kuhns Bros. Lumber Co. Minor Subdivision, 55 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, 2023. File closed.

Buffalo Township Planning Commission
AUGUST MEETING MINUTES

- d. **Fairfield Prospects Corp (Pik Rite), Land Development, 12,000 ft² 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
Conditional approval granted July 31, 2023. File closed.
- e. **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
Approval granted July 31, 2023. File closed.
- f. **Wildwood Rustics 7000 ft² 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
Gerald Franzen made a motion seconded by Ken Mitstifer for conditional approval pending NPDES/E&S Approval, agreements and required signatures. Motion carried unanimously.
- g. **Pik-Rite Parking Lot, 148 Fairfield Rd., 2.38 acres parking lot and stormwater facility, Commercial Manufacturing District**
Plan Filed: August 21, 2023
90 Day Clock Started: August 28, 2023
90 Day Deadline: Nov 26, 2023
Plan discussed with Charles Axtman. No action taken.
- h. **Mark H. and Rhoda H. Wenger, 8035 Old Turnpike Rd., 13.153 acre minor subdivision, separating Wenger Market from farm, Commercial Manufacturing District.**
Plan Filed: August 25, 2023
90 Day Clock Started: August 28, 2023
90 Day Deadline: November 26, 2023
Bill Seigel made a motion seconded by Gerald Franzen for conditional approval pending required signatures. Motion carried unanimously.
- i. **Vicksburg Church, 205 Strickler Rd., 1.275 acre two lot minor subdivision, Village District.**
Plan Filed: August 25, 2023
90 Day Clock Started: August 28, 2023
90 Day Deadline: November 26, 2023
Alan Ard made a motion seconded by James Brubaker for conditional approval pending required signatures. Motion carried unanimously.

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AUGUST MEETING MINUTES

OLD BUSINESS

a. Meeting dates for 2023:

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

b. Rail trail concerns-Authority Meeting Update

Bill Seigel reported that there are 12 adjoining land owners currently expected for the meeting on August 31st at the Mifflinburg Park. Encouragement requested for residents with adjoining property to attend.

NEW BUSINESS

a. Citizen's Electric Request

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

James Brubaker made a motion seconded by John Zechman to adjourn the meeting. Motion passed unanimously.

Respectfully Submitted,

Tammy Wagner
Planning Commission Secretary