

Buffalo Township Planning Commission
SEPTEMBER MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on September 25, 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
William Seigel
Tammy Wagner, Secretary

Absent:

Mark Wehr
Kenneth Mitstifer

Guests:

Jim Wellshier
Pat Wellshier

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 August 28, 2023.

ZONING REPORT:

July 2023 Zoning Administrator Report:

-12 Applications & Fees were collected -11 Approvals were granted
-August Fees Collected \$4568.00 -August Cost to Township \$1837.55
-Total YTD Fees Collected: \$22133.29 -Total YTD Expenses: \$10626.12

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

John David Martin made a motion seconded by Alan Ard to approve the project as all of Buffalo Townships conditions have been met. Plans to be signed when presented. Motion carried unanimously.

- c. **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

Conditional approval granted August 28, 2023.

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d. 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

Stormwater review no. 1 received, NPDES issue exists. No action taken.

e. 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

Conditions met, plans signed, file closed

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-Adjoining Property Owners Meeting Update

As reported by William Seigel and John David Martin there were approximately 12 people in attendance, a majority were adjoining property owners. The board demonstrated a willingness to listen. New signs, including rules, equipment signs were put in place. The trail will be cleared 8' x 14', as well as, sight triangles at the crossings. There will be on new appointee to the board next year which would be appropriate for an adjoining property owner.

Alan Ard made a motion seconded by James Brubaker to request the Buffalo Township Supervisors to send a letter to the Union County Commissioners recommending someone specific to be appointed. Motion carried unanimously.

c. Update - Citizens' Electric Request –After discussion and review of existing ordinance provisions concerning Utility Easements it was determined that there are existing provisions regarding Easements and Preliminary Planning for utilities.

NEW BUSINESS

NONE

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

Respectfully Submitted,

Tammy Wagner
Planning Commission Secretary