

Buffalo Township Planning Commission
OCTOBER MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on October 23, 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
Mark Wehr
Tammy Wagner, Secretary

Absent:

William Seigel

Guests:

Alan Wagner
Gavin Enders

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 Alan Ard to accept the Minutes from September 25, 2023.

ZONING REPORT:

September 2023 Zoning Administrator Report:

-3 Applications & Fees were collected -7 Approvals were granted
-September Fees Collected \$340.00 -September Cost to Township \$1061.95
-Total YTD Fees Collected: \$22473.29 -Total YTD Expenses: \$11688.07

SUBDIVISION AND LAND DEVELOPMENT:

- a. The following projects will be monitored for stormwater improvements:
 - Timothy N. Turner, 5 lot Subd., Church Rd.*
 - *A+ Office Outlet, 5 lot Subd., Old Turnpike Rd.*
 - Wildwood Rustics, Turkey Run 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
 - CAFO permit issued, signing of plans and agreements in progress.**

- 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
 - Status: Plan and agreements signed, project to be monitored for stormwater improvements.**

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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

James Brubaker made a motion seconded by Kenneth Mitstifer to extend the deadline until the end of February 2024, as requested.

e. Richard A. Yoder, 134 Buffalo Crossing, 0.146 acre add-on to 154 Buffalo Crossing, Village District.

Plan Filed: October 18, 2024
90 Day Clock Started: October 23, 2024
90 Day Deadline: January 23, 2024

Status: John David Martin made a motion seconded by Alan Ard to approve the plan conditional upon notarization.

f. Donald A. Fisher Jr & Suzanne B. Fisher, 1662 Black Run Rd., 0.90 acre add-on to Mervin E. & Frances K. Miller, Rural Residential District

Plan Filed: October 23, 2023
90 Day Clock Started: October 23, 2023
90 Day Deadline: January 23, 2023

Status: Plan meets all §305 SLD requirements for add-on subdivisions.

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 - Update

The Buffalo Township Solicitor, Jason Brudecki, sent a letter as requested and approved by the Township Supervisors, to the Union County Commissioners recommending that Alan Ard be appointed to the Rail Trail Board.

NEW BUSINESS

- a. Pending Zoning Amendment to address: 1) addition of Residential use to CM District, 2) Zoning District name change from A-P Preserved Agricultural to A Agricultural. After discussion the changes were tabled for the time being.

John David Martin made a motion seconded by Alan Ard to adjourn the meeting. Motion passed unanimously.

Respectfully Submitted,

Tammy Wagner
Planning Commission Secretary