

Buffalo Township Planning Commission
NOVEMBER MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on November 20, 2023 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:

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

Absent:

Kenneth Mitstifer
Alan Ard

Guests:

Alan Wagner
Gavin Enders
Bert Nye

1. Chairman, Douglas Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.
2. James Brubaker made a motion, seconded by John Zechman to accept the Minutes from September 25, 2023. William Seigel abstained due to his absence from the October meeting. Motion carried.
3. **Visitors-** There were 12 township residents present. No comments at this time.

4. ZONING REPORT:

September 2023 Zoning Administrator Report:

-4 Applications & Fees were collected	-4 Approvals were granted
-October Fees Collected \$1970.00	-October Cost to Township \$991.60
-Total YTD Fees Collected: \$24443.29	-Total YTD Expenses: \$12679.67

5. 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 Land Development, Old Turnpike Rd.*
- *Wildwood Rustics, Turkey Run Rd.*

b. Luke Hoover Ag Operation, 7146 Furnace Rd., Three 48-500 ft poultry Barns, Bio-Retention Basin and multiple swales included, Agricultural District.

Plan Filed:	October 25, 2023
90 Day Clock Started:	November 20, 2023
90 Day Deadline:	February 18, 2024

**After plan review presented by Bert Nye and extensive discussion with residents,
No Action Taken.**

c. Ronald C. & Kathleen A. Swartzlander, One lot Minor Subdivision, 1894 Strickler Rd., 2.00 acre lot proposed (includes existing home)

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 William Seigel to grant conditional approval pending sewer module, certificate of ownership and driveway agreement.
Motion passed unanimously.**

Buffalo Township Planning Commission
NOVEMBER MEETING MINUTES

d. Alan J. Ard, Add-on Subdivision, 4803 Old Turnpike Rd., 14.26 acre add-on lot to Justin P. & Leah M. Midkiff, Agricultural District.

Plan Filed: November 17, 2023

90 day Clock Started: November 20, 2023

90 day Deadline: February 18, 2024

John David Martin made a motion, seconded by James Brubaker to grant conditional approval pending County Review, Certificate of Ownership and Review of Agreement for Ard Road.

Motion passed unanimously.

6. 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. Further discussion on potential zoning amendment. A map amendment may be preferable to the addition of a Single Family Residential to CM district. Affected property owners are being poled regarding possible map amendment approach.

7. NEW BUSINESS

a. There are no membership terms expiring this year

b. Recommended meeting dates for 2024:

Jan 29	Feb 26	Mar 25	Apr 29	May 28 (Tue)	June 24
Jul 29	Aug 26	Sep 30	Oct 28	Nov 25	Dec N/A

James Brubaker made a motion, seconded by Mark Wehr to develop the 2024 schedule as proposed. Motion passed unanimously.

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

Respectfully Submitted,

Tammy Wagner
Planning Commission Secretary