

Buffalo Township Planning Commission
JANUARY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on January 29, 2024 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:

Bert Nye
Luke Hoover

Visitors- There were 5 township residents present. No comments at this time.

1. Chairman, Douglas Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.
2. Secretary Tammy Wagner asked for nominations for Chairman.
William Seigel made a motion and was seconded by James Brubaker nominating Doug Hovey for Planning Commission Chairman.
Motion passed unanimously.
3. Chairman Doug Hovey asked for nominations for Vice Chairman.
John David Martin made a motion and was seconded by Gerald Franzen nominating John Zechman for Planning Commission Vice Chairman.
Motion passed unanimously.
4. Chairman Doug Hovey asked for nominations for Signature Secretary.
Mark Wehr made a motion and was seconded by John Zechman nominating John David Martin for Planning Commission Signature Secretary.
Motion passed unanimously.
5. **James Brubaker made a motion, seconded by Mark Wehr to accept the Minutes from November 20, 2023.**
Motion passed unanimously.
6. **ZONING REPORTS:**
November 2023 Zoning Administrator Report:
-4 Applications & Fees were collected -4 Approvals were granted
-November Fees Collected \$1970.00 -November Cost to Township \$991.60
-Total YTD Fees Collected: \$24443.29 -Total YTD Expenses: \$12,679.67
January 2024 Zoning Administrator Report:
-0 Applications & Fees were collected -0 Approvals were granted
-January Fees Collected \$0.00 -January Cost to Township \$1051.23
-Total YTD Fees Collected: \$294.00 -Total YTD Expenses: \$1051.23
7. **SUBDIVISION AND LAND DEVELOPMENT:**
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.

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-Mark Bender Ag Land Development, Church Rd.

- a. **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

Manure Management Plan was voluntarily submitted. No need for review.

John David Martin made a motion and was seconded by John Zechman to grant conditional approval pending notarization of plans and stormwater and improvement guarantee agreements. A modification to the scale requirement on the drawing was also granted.

8. 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. Two alternatives have been discussed over past several months including 1) a map amendment or 2) the addition of Single Family Residential to CM District. Affected property owners have been poled regarding their opinions. Mr. Riehl was present.

William Seigel made a motion and was seconded by Gerald Franzen to add Single Family Residential as a Special Exception use to CM District. (Ordinance Revision by Solicitor Brudecki to be presented to the Supervisors)

Motion unanimously passed.

- c. Discussion of potential zoning map amendment along Swartz Rd (Rural Residential to Agriculture). Chairman Hovey will add the detailed information to the agenda for the next meeting. No action taken.

- d. William Seigel gave an update on the Rail Trail. The Board of Supervisors sent a letter to the County Commissioners requesting that a resident of Buffalo Township with property boarding the trail be put on the Rail Trail Board to fill the position of the Board Member whose term was to expire this year. No action was taken by the Commissioners. John Showers told Mr. Seigel that he asked to stay on the Board to finish a few projects that he was working on. Mr Seigel will relay this information to the Buffalo Township Board of Supervisors at their February meeting.

9. NEW BUSINESS

- a. None

- 10. John Zechman made a motion seconded by Gerald Franzen to adjourn the meeting. Motion passed unanimously.**

Respectfully Submitted,

Tammy Wagner
Planning Commission Secretary