

Buffalo Township Planning Commission  
FEBRUARY MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on February 26, 2024 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:

Vice Chairman John Zechman  
Gerald Franzen  
Kenneth Mitstifer  
William Seigel  
Mark Wehr  
Tammy Wagner, Secretary

Absent:

Douglas Hovey  
Alan Ard  
James Brubaker  
John David Martin

Guests:

Charles Axtman

**Visitors-** There were 3 township residents present. No comments at this time.

1. Vice Chairman, John Zechman called the meeting to order followed by the Pledge of Allegiance to the American Flag.

2. Approve Minutes – January 2024

**Mark Wehr made a motion and was seconded by Gerald Franzen approve the Minutes from January 29, 2024. William Seigel made a motion and was seconded by Kenneth Mitstifer to approve the Minutes from January 29, 2024 pending the following change.**

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

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.

**Motion passed unanimously.**

## 1. SUBSIVISION AND LAND DEVELOPMENT

- a. **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 (extended to February 29, 2024)

Status: This project has been cleared by Brian Schultz for stormwater management and a NPDES/UCCD permit has been secured\*.

**William Seigel made a motion and was seconded by Mark Wehr to conditionally approve the Pik-Rite parking lot and stormwater facility plan pending storm water, improvements guarantee and review by the zoning officer.**

**Motion passed unanimously.**

## 1. OLD BUSINESS

- a. Meeting dates for 2024:

<b>Jan 29</b>	<b>Feb 26</b>	<b>Mar 25</b>	<b>Apr 29</b>	<b>May 28 (Tues)</b>	<b>Jun 24</b>
<b>Jul 29</b>	<b>Aug 26</b>	<b>Sep 30</b>	<b>Oct 28</b>	<b>Nov 25</b>	<b>Dec - N/A</b>

- b. Proposed Zoning Amendment – At their February meeting the Supervisors directed the Solicitor to prepare an amendment to authorize a Single Family Residence as a Special Exception in the CM District and to change the name of the Agricultural Preservation District to the Agriculture District.

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**NEW BUSINESS**

None

**Mark Wehr made a motion seconded by Ken Mitstifer to adjourn the meeting.  
Motion passed unanimously.**

Respectfully Submitted,

Tammy Wagner  
Planning Commission Secretary