

Buffalo Township Planning Commission
MARCH MEETING MINUTES

The Buffalo Township Planning Commission held their regular monthly meeting on March 25, 2024 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:

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

Absent:

Alan Ard
John David Martin

Guests:

Alan Wagner
Gavin Enders

Visitors- There were 2 township residents present. No comments at this time.

Chairman, Hovey called the meeting to order followed by the Pledge of Allegiance to the American Flag.

Approve Minutes – February 2024

Gerald Franzen made a motion and was seconded by Mark Wehr to approve the February 2024 minutes. Motion passed unanimously.

1. SUBSIVISION 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.*
- Mark Bender Ag Land Development, Church Rd.*
- Luke Hoover Ag Operation, Furnace Rd.*
- Fairfield Prospects (Pik-Rite Parking Lot), Fairfield Rd.*

b. Earl R. & Anna Z. Hoover, 2.00 acre add-on to 6785 Old Turnpike Rd., taken from 6681 Old Turnpike Rd., Agricultural District.

Plan Filed: March 19, 2024
90 Day Clock Started: March 25, 2024
90 Day Deadline: June 23, 2024

James Brubaker made a motion seconded by William Seigel to grant conditional approval subject to required signature condition.

c. Eugene R. & Lydia Ann Oberholtzer, 1.998 acre Minor Subdivision & 1.393 acre Add-on Subdivision, 6413 Buffalo Rd., Agricultural District.

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90 Day Clock Started: March 25, 2024
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d. Kathryn Ruth Reedy, 0.011 acre add-on to 1161 Black Run Rd., taken from 1105 Black Run Rd., Rural Residential District.

Plan Filed: March 20 2024
90 Day Clock Started: March 25, 2024
90 Day Deadline: June 23, 2024

James Brubaker made a motion seconded by John Zechman to grant conditional approval subject to required signature condition.

e. Jeremiah Martin Ag Operation, 610 Young Rd. addition of 48 x 500 ft. poultry barn, Agriculture District.

Plan Filed: March 25 2024
90 Day Clock Started: March 25, 2024
90 Day Deadline: June 23, 2024

James Brubaker made a motion seconded by John Zechman to grant conditional approval subject to required signature condition.

2. OLD BUSINESS

a. Meeting dates for 2024:

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

b. Planning Commission Review of Draft Zoning Amendment – Single Family Detached Dwelling as a Special Exception in the Commercial Manufacturing District*

William Seigel made a motion seconded by John Zechman to recommend Supervisor adoption of the Zoning Ordinance Amendment pending two minor changes 1) deleting “existing” from §601 (16) and deleting extra word in §407 (5)(g).

c. Further discussion of Swartz Rd. Zoning Classifications-Rural Residential allows Ag. Operations, therefore, a map change from Rural Residential to Agriculture is not necessary.

3. NEW BUSINESS

NONE

William Seigel made a motion seconded by James Brubaker to adjourn the meeting.

Motion passed unanimously.

Respectfully Submitted,

Tammy Wagner
Planning Commission Secretary