

**Buffalo Township Planning Commission
April 2024 Minutes**

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The Buffalo Township Planning Commission held their regular monthly meeting on April 29, 2024 at 7:00 PM at the Buffalo Township Municipal Building, 2115 Strickler Road, Mifflinburg, PA.

Present:

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

Absent:

Guests:

Jamie Walshaw
Brent Birth

There was one township resident present.

1. Call To Order

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

2. Visitors

No Comments.

3. Approve Minutes – March 2024

James Brubaker made a motion, seconded by William Seigel to approve the March 25, 2024 minutes. Motion passed unanimously.

4. Zoning Administrator’s Report – March 2024

No Comments.

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

b. Jeremiah Martin Ag Operation, 347 Young Rd., 48 X 500 ft poultry Barn, Infiltration Basin and multiple swales included, Agricultural District.

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

Status: Engineer review No. 1 provided; Land development agreements will be required; E&S, NPDES & Nutrient Management approvals not yet obtained, 2 waivers requested.

No action taken.

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- c. **Pennsylvania American Water Company, Lot#1 70.374 acres located int White Deer Township, Lot #2 41.268 acres located in Buffalo Township with access from Hook Lane, Public Land Preservation District.**

Plan Filed: April 12, 2024
90 Day Clock Started: April 29, 2024
90 Day Deadline: July 28, 2024

James Brubaker made a motion, seconded by Kenneth Mitstifer to grant conditional approval subject to required signatures and execution of Non-Building Declaration, Motion passed unanimously.

- d. **Jeff P. & Gretchen R. Norton, 1.763-acre add-on to 1161 Black Run Rd., 405 Johnson Mill Rd., Agricultural District.**

Digital Copy Filed: April 23, 2024
90 Day Clock Started: April 29, 2024 (if plan officially filed)
90 Day Deadline: July 28, 2024

Tabled until next meeting. Requesting Surveyor presence.

6. 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. **Zoning Amendment** – Single Family Detached Dwelling as a Special Exception in the Commercial Manufacturing District and Agriculture District name change approved by the Township Supervisors.

7. New Business

- a. Planning Perspective – circa 1975*

8. Adjourn

William Seigel made a motion, seconded by James Brubaker to adjourn the meeting, Motion passed unanimously.

Respectfully Submitted

Tammy Wagner
Planning Commission Secretary